

**Site Assessments:  
Bridgnorth Place Plan Area**

**Published November 2018**

# Site Assessments for Bridgnorth:

Bridgnorth has been identified as a Principal Centre within the Local Plan Review.

## Stage 1: Site Assessment

Stage 1 of the site assessment process was undertaken within the Strategic Land Availability Assessment (SLAA) available on the Shropshire Council website at:

<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-partial-review-2016-2036/evidence-base/>

This stage of assessment consisted of a strategic screen and review of sites. It will inform Stages 2 and 3 of the Site Assessment Process.

## Stage 2: Site Assessment

Stage 2 of the site assessment process represents a detailed screen of sites.

This screening exercise was informed by consideration of a sites availability, size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.

Specifically, in Strategic, Principal and Key Centres, sites will not proceed to Stage 2 of the site assessment process where:

1. There is uncertainty about whether the site is available for development (residential and/or employment).
2. The site is less than 0.5ha in size (unless there is potential for allocation as part of a wider site).
3. The strategic assessment of the site has identified a significant physical\*, heritage\*\* and/or environmental\*\* constraint identified within the strategic assessment of sites undertaken within the SLAA.

*Where a site meets one or more of these criteria, the relevant criteria will be highlighted in the table.*

\*Significant physical constraints:

1. The majority of the site is located within flood zones 2 and/or 3.
2. The site can only be accessed through flood zones 2 and/or 3.
3. The majority of the site contains an identified open space.
4. The site can only be accessed through an identified open space.
5. The topography of the site is such that development could not occur (apply cautiously).
6. The site is separated from the built form of the settlement (unless the land separating the site from the built form is also promoted and will progress through this screening).
7. The site is landlocked/does not have a road frontage (unless another promoted site will progress through this screening and could provide the site a road frontage for this site).
8. The site is more closely associated with the built form of an alternative settlement.

\*\*Significant environmental/heritage constraints:

1. The majority of the site has been identified as a heritage/environmental asset.

## Stage 3: Site Assessment

Stage 3 of the site assessment process involved a more detailed review of sites and selection of preferred site allocation. This stage was informed by:

- Assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers.
- Commissioned evidence base studies, including a Landscape and Visual Sensitivity Study; Strategic Flood Risk Assessment; and Green Belt Review.
- A Sustainability Appraisal.
- A Habitats Regulations Assessment.
- Consideration of infrastructure requirements and opportunities.
- Other strategic considerations and professional judgement.

**Stage 2 Site Assessments:**

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD001</b>
<b>Site Address:</b>	Dirlot House & Winchester House, The Wheatland's, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	0.30
<b>Indicative Capacity (Dwellings):</b>	9
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	25%
<b>General Description:</b>	Site comprises two detached residential properties within large, mature landscaped curtilages. Two properties accessed from shared drive joining the highway at junction of The Wheatlands and Wenlock Road. Site boundaries to both properties at The Wheatlands, Wenlock Road and Westland Drive (at rear) formed from dense screens of mixed species trees and shrubs. Curtilage of Dirlot House crossed overhead by telephone lines between telegraph poles situated on rear boundary of Dirlot House (at Westland Drive) and within adjacent Police Station site (at The Wheatlands).
<b>Surrounding Character:</b>	Dirlot House and Winchester House together are bounded by highways on three sides with residential properties to the remaining south west boundary and fronting onto The Wheatlands. Wenlock Road (north east) forms an arterial route into Bridgnorth town centre whilst The Wheatlands (east) and Westland Drive (west) serve the predominately suburban residential developments surrounding the site. Wenlock Road (east of the site) also accommodates some existing commercial developments comprising the Police Station (corner of The Wheatlands) and the former local authority offices at the junction of Wenlock Road and Westgate, proposed for redevelopment.
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Currently Suitable
<b>Employment:</b>	Currently Suitable
<b>Availability Information*:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability*:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</p> <p><b>Size:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p><b>Strategic Suitability**:</b></p>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD003</b>
<b>Site Address:</b>	Land at Cantern Brook, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	2.76
<b>Indicative Capacity (Dwellings):</b>	83
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site comprises a single field currently in agricultural use. The site slopes markedly upwards towards the north away from Cantern Brook which forms the southern boundary of the site. The site is adjacent to but falls outside of the development boundary.
<b>Surrounding Character:</b>	The site is bounded to the north and east by a continuation of the agricultural land in which the site is set. The west of the site is bounded by a strip of woodland which in turn borders onto the B4373. The other side of the B4373 is a mix of low lying pasture land around the brook and woodland. To the south of the site flows Cantern Brook which is wooded either side beyond which lies offices and the Stanley Lane Industrial Park. Nearby to the south east of the site there is some residential development
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information*:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	<b>As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Conclusion:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD005</b>
<b>Site Address:</b>	Land west of Hook Farm Cottages, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	0.44
<b>Indicative Capacity (Dwellings):</b>	13
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A small irregularly shaped broadly triangular field that is used for agricultural purposes. The site is flat and is bounded to the north /north east by a track leading to Hook Farm and to the south westt by a hedgerow. The remainder of the site is bounded by residential development.
<b>Surrounding Character:</b>	The field to the south west is currently used for agricultural purposes but is allocated for residential development within the SAMDEV. The field to the opposite of the track leading to Hook Farm is used for agricultural purposes. The remainder of the site to the southern end is bounded by residential development.
<b>Suitability Information: Residential: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information*:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<p><b>Availability*:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</p> <p><b>Size:</b> As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p><b>Strategic Suitability**:</b></p>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD006</b>
<b>Site Address:</b>	Land off Mill Street, Cemetery Lane, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	2.95
<b>Indicative Capacity (Dwellings):</b>	88
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	This Green Belt site is oval in shape with its west side adjoining Mill Street and its southern tip adjoining Wolverhampton Road. The site is well screened from these points by the upward gradient and mature hedgerow. Internally the site is open space interspersed by the occasional tree and slopes sharply upwards from Mill Street with the site being quite undulating in nature.
<b>Surrounding Character:</b>	To the west of the site is a further plot of open space whilst to the north is the cemetery and an area of woodland. To the south western side of the site is a small residential development.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The sites topography will also require consideration.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD006a</b>
<b>Site Address:</b>	Sub-area of Land off Mill Street, Cemetery Lane, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	0.30
<b>Indicative Capacity (Dwellings):</b>	9
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	This Green Belt site is formed by the frontage to Mill Street of the associated site BRD006 and extends to a maximum depth from Mill Street of approx 30m. The site is open space and slopes upwards away from Mill Street.
<b>Surrounding Character:</b>	To the rear of the site is the remainder of site 006 which is a large site, ovaloid in shape which is also Green Belt and which in character is open space interspersed by the occasional tree and slopes sharply upwards from Mill Street with the site being quite undulating in nature. To the south western side of the site is a small residential development. The site is bound to the north west by the access road to the cemetery.
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	<b>As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Whilst the site is adjacent to another promoted site which would result in a combined site area of greater than 0.5ha (and the other site is considered available and the strategic assessment has not identified a significant constraint), the area of the site is already included within this adjacent site (BRD006).</b>
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The sites topography will also require consideration.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD007X</b>
<b>Site Address:</b>	Land at Racecourse Farm
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	0.09
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	
<b>General Description:</b>	
<b>Surrounding Character:</b>	
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).
<b>Strategic Suitability**:</b>	As the site is less than 0.2ha it has been excluded from the SLAA.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD011</b>
<b>Site Address:</b>	Land West of Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	27.95
<b>Indicative Capacity (Dwellings):</b>	838
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A large site that lies outside but adjacent to the development boundary. It originates in the south from the A458 adjacent to the Auction Centre/Retail Park and wraps around as far as Hook Farm to the north west of Bridgnorth. In doing so it spans Church Lane. The site is adjacent to SAMDEV sites BRID001 and 020a which lie between this site and the existing built form of Bridgnorth. In character the site is gently undulating and utilised for agricultural purposes with the presence of established trees and hedgerows dividing the component fields.
<b>Surrounding Character:</b>	At the southern end the site borders to its eastern side the auction centre and retail park on the A458. To its northern end is the residential development at and around Hook Farm Rd. At its mid point the site lies adjacent to Tasley village. Currently the remainder of the site is bordered by agricultural land but is bordered to its eastern side by two sites BRID001 and 020a which are allocated by SAMDEV for housing.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information*:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability*:</b> As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
<b>Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD012</b>
<b>Site Address:</b>	Land off Stourbridge Road, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	1.95
<b>Indicative Capacity (Dwellings):</b>	59
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is an area of green open space within the built form of Bridgnorth and is screened by trees separating the site from residential development in the main and banking and trees to the Stourbridge Road frontage. The site is reasonably flat.
<b>Surrounding Character:</b>	The site is largely bounded by established and new residential development between which and the site are established trees and hedgerow. The site has a frontage to Stourbridge Road to the other side of which is established residential development.
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Currently Suitable
<b>Employment:</b>	Currently Suitable
<b>Availability Information*:</b>	Not Currently Available - Likely to become so
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD014</b>
<b>Site Address:</b>	Land off Stourbridge Road, East of Faraday Drive, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	5.66
<b>Indicative Capacity (Dwellings):</b>	170
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	This Green Belt site is adjacent to the development boundary. It is currently utilised for agricultural purposes. The site, which is long (approx 450m) and relatively narrow (approx 175m) slopes lengthwise upwards from the northern side of the A458.
<b>Surrounding Character:</b>	To its western side the site is bordered by an industrial estate with its immediate neighbour being a municipal waste site. To the east is open farmland from which it is shielded by a strip of mature hedgerows and woodland. The strip of agricultural land continues beyond the site boundary to the north at which point it is bordered to the west by residential development. To the southern side of the A458 is a further industrial estate.
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Suitable
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
<b>Summary:</b>	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD015X</b>
<b>Site Address:</b>	Black Horse car park
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	0.12
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	
<b>Surrounding Character:</b>	
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).
<b>Strategic Suitability**:</b>	As the site is less than 0.2ha it has been excluded from the SLAA.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD016</b>
<b>Site Address:</b>	Land north of the A458 and west of the B4363, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	2.86
<b>Indicative Capacity (Dwellings):</b>	86
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	An irregularly shaped site separated from the A458 by a wooded embankment. The site is currently in agricultural use and slopes downwest to east towards the nearby River Severn
<b>Surrounding Character:</b>	To the west is open space associated with Oldbury Wells School whilst to the south of the site is a wooded embankment sloping upwards towards the A458. Much of the remaining surrounding areas are woodland or agricultural with established hedgerows separating the site from these.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	Part of the site (approximately 35%) contains a scheduled monument. Trees on and in proximity of the site are subject to TPO protection, this includes all the trees along the A458 and B4363, the only potential points of access into the site.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD017</b>
<b>Site Address:</b>	Land Adjacent to Ludlow Road, South of the A458, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	1.22
<b>Indicative Capacity (Dwellings):</b>	37
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site comprises a single small field to the eastern side of the Ludlow Rd commencing approx 120m from the roundabout with the A458. The land is currently used for agriculture and is gently undulating in nature. The site is enclosed by established hedgerow and small trees. The site falls outside the development boundary and is not adjacent to it.
<b>Surrounding Character:</b>	The site is surrounded by similar sized fields to either side of the Ludlow Rd.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD018X</b>
<b>Site Address:</b>	Bowers Land adjacent 46 Listley Rd
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	0.06
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	
<b>Surrounding Character:</b>	
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).
<b>Strategic Suitability**:</b>	As the site is less than 0.2ha it has been excluded from the SLAA.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD019</b>
<b>Site Address:</b>	Ludlow Road, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	0.62
<b>Indicative Capacity (Dwellings):</b>	19
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	This small wedge-shaped site lies within the land between the A458 and Ludlow Rd at their roundabout junction and is well shielded behind deep verges and dense hedgerow/trees. The falls into three broad areas: the western part of the site (also separately proposed as BDR019a) is a relatively open, square-shaped area; secondly a central area which was historically used for waste disposal and finally an eastern tapering area of land. The latter two areas are less open in character compared to the western part of the site. The land is gently undulating.
<b>Surrounding Character:</b>	The site is surrounded to the west, south and east by similar fields currently in agricultural use. To the north of the site, beyond the barriers formed by the A458 and trees and hedgerow either side of the road is the built form of Bridgnorth with a childrens nursery being immediately opposite
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD019a</b>
<b>Site Address:</b>	Ludlow Rd
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	0.26
<b>Indicative Capacity (Dwellings):</b>	8
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	This small square-shaped site lies within the land between the A458 and Ludlow Rd at their roundabout junction and is well shielded behind deep verges and dense hedgerow/trees. The site is a relatively open, square-shaped area. The land is gently undulating.
<b>Surrounding Character:</b>	The site is surrounded to the west, south and east by similar fields currently in agricultural use. To the north of the site, beyond the barriers formed by the A458 and trees and hedgerow either side of the road is the built form of Bridgnorth with a childrens nursery being immediately opposite
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	<b>As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Whilst the site is adjacent to another promoted site which would result in a combined site area of greater than 0.5ha (and the other site is considered available and the strategic assessment has not identified a significant constraint), the area of the site is already included within this adjacent site (BRD019).</b>
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD021</b>
<i>Site Address:</i>	Land adj. B4363
<i>Settlement:</i>	Bridgnorth
<i>Site Size (Ha):</i>	18.93
<i>Indicative Capacity (Dwellings):</i>	568
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A large irregularly shaped site formed of a single field. The site is in agricultural use and has a marked slope upwards NE-SW away from the A458.
<i>Surrounding Character:</i>	The site is bound to the north east by the A458 on the other side of which commences the built form of Bridgnorth. The site is otherwise entirely surrounded by agricultural land.
<i>Suitability Information: Residential:</i> <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Employment:</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion:                      Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD022</b>
<b>Site Address:</b>	Conduit Farm, between Ludlow Road and the bypass
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	6.30
<b>Indicative Capacity (Dwellings):</b>	189
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx 5%
<b>General Description:</b>	The site sits south of the A458 which separates it from the built form of Bridgnorth. The site, which slopes gently upwards N-S, contains agricultural land and the dwellings and other buildings associated with conduit Farm. Near the farm buildings and along the road is an area of woodland.
<b>Surrounding Character:</b>	To the north is the A458 which separates the site from the built form of Bridgnorth. Other sides of the site are surrounded by agricultural land.
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD023</b>
<b>Site Address:</b>	Land West of Ludlow Road and South of A458, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	12.78
<b>Indicative Capacity (Dwellings):</b>	383
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a series of agricultural fields situated to the south of Bridgnorth and the A458 and to the west of Ludlow Road. The site lies adjacent to an existing employment allocation.
<b>Surrounding Character:</b>	Land uses to the east, west and south are predominantly agricultural, although the adjacent site to the west is allocated for employment development. North of the A458 uses are predominantly residential.
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD024</b>
<b>Site Address:</b>	Land at Tasley, south of A458, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	8.80
<b>Indicative Capacity (Dwellings):</b>	264
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	An agricultural field south of the A458 and Bridgnorth. The site is allocated for employment development.
<b>Surrounding Character:</b>	Character to south, east and west is predominantly agricultural. Character to north is residential and commercial (livestock market).
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Currently Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD025</b>
<b>Site Address:</b>	Land at Tasley, south of A458, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	10.71
<b>Indicative Capacity (Dwellings):</b>	321
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of part of an agricultural field located to the south of the A458. The site is allocated for employment development.
<b>Surrounding Character:</b>	Character to south, east and west is predominantly agricultural. Character to the north is predominantly residential.
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
<b>Employment:</b>	Currently Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD026</b>
<b>Site Address:</b>	Land at Old Worcester Road, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	1.40
<b>Indicative Capacity (Dwellings):</b>	42
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Small area of land located within an existing and committed employment site. The site is allocated for employment development.
<b>Surrounding Character:</b>	Character to the north is vacant land (committed for employment). Character to the west is employment. Character to the south and east is agricultural.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Currently Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is in an employment setting.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD027</b>
<b>Site Address:</b>	Former Builders Yard, Innage Lane, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	0.54
<b>Indicative Capacity (Dwellings):</b>	16
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A former builders yard currently vacant, located to the north of Bridgnorth town centre.
<b>Surrounding Character:</b>	The surrounding character is diverse, reflecting the sites central location. Uses include residential dwellings, various commercial uses, public open spaces, car parking, a fire station and a hospital.
<b>Suitability Information: Residential:</b> (from SLAA)	Currently Suitable
<b>Employment:</b>	Currently Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>BRD028</b>
<b>Site Address:</b>	Land east Of Oldbury Road, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	0.71
<b>Indicative Capacity (Dwellings):</b>	21
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	An irregularly shaped site located to the rear of residential dwellings on Oldbury Road.
<b>Surrounding Character:</b>	Surrounding character is a mix of residential and agricultural.
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
<b>Employment:</b>	Not Currently Suitable but Future Potential
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion:                      Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ODY001</b>
<b>Site Address:</b>	Land at Fairview, Oldbury
<b>Settlement:</b>	Oldbury near Bridgnorth
<b>Site Size (Ha):</b>	0.96
<b>Indicative Capacity (Dwellings):</b>	29
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx 10%
<b>General Description:</b>	The site is formed of a single dwelling and its large curtilage which also has two paddocks within. The site slopes down gently W-E. There is no development boundary to Oldbury and the site is adjacent to the conservation area
<b>Surrounding Character:</b>	The surrounding area is characterised by dwellings in large curtilages. There is therefore a very low density in the surrounding area
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	The site is more closely associated with the built form of Oldbury than Bridgnorth. It lies to the south of Oldbury, with the built form of Oldbury between it and the built form of Bridgnorth.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ODY002</b>
<b>Site Address:</b>	Land to the North of Oldbury Church
<b>Settlement:</b>	Oldbury near Bridgnorth
<b>Site Size (Ha):</b>	2.68
<b>Indicative Capacity (Dwellings):</b>	80
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The rectangular site sits between the northern perimeter of Oldbury village and the A458 and is used for agricultural purposes. The site is bound by hedgerows.
<b>Surrounding Character:</b>	The A458 runs to the north of the site which in turn separates the village from Bridgnorth. To the west of the site is a field in agricultural use whilst to the east is a further agricultural land and the rear of large dwellings and their curtilages. To the south is a small buffer of agricultural land which fronts on to the Oldbury Rd
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	The site is more closely associated with the built form of Oldbury than Bridgnorth and the site would be accessed through Oldbury rather than Bridgnorth. The site forms much of the gap between these two settlements.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ODY004</b>
<b>Site Address:</b>	Land adj to Institute, Oldbury
<b>Settlement:</b>	Oldbury near Bridgnorth
<b>Site Size (Ha):</b>	1.10
<b>Indicative Capacity (Dwellings):</b>	33
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A site formed of a small agricultural field behind the Women's Institute building. The site slopes down gently W-E. There is no development boundary to Oldbury and the site is adjacent to the conservation area.
<b>Surrounding Character:</b>	The site sits in a field immediately behind the Women's Institute building. The surrounding area is characterised by dwellings in large curtilages. There is therefore a very low density in the surrounding area
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	The site is more closely associated with the built form of Oldbury than Bridgnorth. It lies to the south of Oldbury, with the built form of Oldbury between it and the built form of Bridgnorth.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ODY007</b>
<i>Site Address:</i>	Land adj to Eversley, Oldbury
<i>Settlement:</i>	Oldbury near Bridgnorth
<i>Site Size (Ha):</i>	1.06
<i>Indicative Capacity (Dwellings):</i>	32
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A small "bow"-shaped site to the north of which runs the A458 that is currently used for grazing. To the south the property wraps around the curtilage of the property "Eversley" extending to the eastern side to the Oldbury Rd.
<i>Surrounding Character:</i>	To the north of the site is the A458 which is shielded from the site by a wooded embankment. To the site's east and west are similar areas of grazing. To the south the property wraps around the curtilage of a large, single residential property known as "Eversley" extending to the eastern side to the Oldbury Rd.
<i>Suitability Information: Residential: (from SLAA) Employment:</i>	Not Suitable
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	The site is more closely associated with the built form of Oldbury than Bridgnorth and the site would be accessed through Oldbury rather than Bridgnorth. The site forms much of the gap between these two settlements.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ODY008</b>
<b>Site Address:</b>	Land adj. B4363, Oldbury
<b>Settlement:</b>	Oldbury near Bridgnorth
<b>Site Size (Ha):</b>	4.74
<b>Indicative Capacity (Dwellings):</b>	142
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed of the southern half of a large field which extends between the built form of Oldbury village to the south and the A458 to the north. The field is in agricultural use
<b>Surrounding Character:</b>	To the north of the site and the northern part of its east and west boundaries the site is bounded by further agricultural land. To the south west and south of the site are dwellings whilst to the south east of the site is the village church and graveyard..
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	The site is more closely associated with the built form of Oldbury than Bridgnorth and the site would be accessed through Oldbury rather than Bridgnorth. The site forms much of the gap between these two settlements.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ODY009</b>
<b>Site Address:</b>	Land adj. B4363
<b>Settlement:</b>	Oldbury near Bridgnorth
<b>Site Size (Ha):</b>	1.55
<b>Indicative Capacity (Dwellings):</b>	46
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed by small northern portions of two neighbouring fields which are adjacent to the rear of and extend beyond to the west of the current residential development to the south of Manor Lane. The site is long (350m approx) and narrow (75m max depth). The site is currently in agricultural use.
<b>Surrounding Character:</b>	To the south, north west and west of the site is agricultural land whilst to its north east is residential development
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	<b>As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Conclusion:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is more closely associated with the built form of Oldbury than Bridgnorth. The site is some distance from the built form of Bridgnorth.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ODY010</b>
<b>Site Address:</b>	Land adj. B4363
<b>Settlement:</b>	Oldbury near Bridgnorth
<b>Site Size (Ha):</b>	6.76
<b>Indicative Capacity (Dwellings):</b>	203
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is formed of two fields to the south of the built form of Oldbury village which are currently in agricultural / grazing use.
<b>Surrounding Character:</b>	To the north and west of the site is the built form of the village which is characterised by low density housing. To the south west is a Nursing Home. The remainder of the site is bounded by agricultural land to the south and woodland to the east.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	The site is more closely associated with the built form of Oldbury than Bridgnorth. It lies to the south of Oldbury, with the built form of Oldbury between it and the built form of Bridgnorth.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ODY011X</b>
<b>Site Address:</b>	Old Mill Lane
<b>Settlement:</b>	Oldbury near Bridgnorth
<b>Site Size (Ha):</b>	0.17
<b>Indicative Capacity (Dwellings):</b>	<5
<b>Type of Site:</b>	
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A linear site consisting of wooded areas and rural land. Boundaries to north and east are defined by roads/access tracks. Boundaries to south and west are less defined.
<b>Surrounding Character:</b>	Agricultural, woodland and dispersed residential.
<b>Suitability Information: Residential: (from SLAA)</b>	N/A
<b>Employment:</b>	N/A
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	<b>As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</b>
<b>Strategic Suitability**:</b>	<b>As the site is less than 0.2ha it has been excluded from the SLAA.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>P52</b>
<b>Site Address:</b>	Land north east of Hermitage Hill Coppice, north east of Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	24.20
<b>Indicative Capacity (Dwellings):</b>	726
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a series of agricultural fields to the north east of Bridgnorth.
<b>Surrounding Character:</b>	Surrounding character is predominantly agricultural. However there is also a wooded area to the west of the site and a cemetery to the south west of the site.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. In isolation, the site is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>P53a</b>
<b>Site Address:</b>	Land north of the A454, east of Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	12.73
<b>Indicative Capacity (Dwellings):</b>	382
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of two agricultural fields located to the north of the A454. Site boundaries are defined by the A454 to the south, rural lanes to north and west. The sites eastern boundary is defined by agricultural field boundaries.
<b>Surrounding Character:</b>	Surrounding character is predominantly agricultural.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is adjacent to Stanmore Industrial Estate/The Hobbins.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>P53b</b>
<b>Site Address:</b>	Land north of the A454 and Swancote, north east of Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	74.36
<b>Indicative Capacity (Dwellings):</b>	2231
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A large site located to the north east of Bridgnorth. The site consists of a large number of agricultural fields bounded by the A454 to the south and rural lanes to the east and north. The sites western boundary is an agricultural field boundary.
<b>Surrounding Character:</b>	Surrounding uses are predominantly agricultural.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable
	Not Suitable
<b>Availability Information*:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	<b>As the sites availability for either residential and/or employment development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.</b>
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is adjacent to Stanmore Industrial Estate/The Hobbins.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>P54</b>
<b>Site Address:</b>	Land south of the A454 and Swancote, east of Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	130.79
<b>Indicative Capacity (Dwellings):</b>	3924
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A large site located to the east of Bridgnorth. The site consists of a large number of agricultural fields bounded by the A454 to the north, Broom Lane to the east, the A454 to the west and residential curtilages associated with dwellings at The Hobbins and The Hobbins road.
<b>Surrounding Character:</b>	Character to the east, north and west is predominantly agricultural. To the south character is a mix of residential (The Hobbins), commercial (Stanmore Industrial Estate) and agricultural.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is adjacent to Stanmore Industrial Estate/The Hobbins.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>P55</b>
<b>Site Address:</b>	Hermitage Hill, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	14.33
<b>Indicative Capacity (Dwellings):</b>	430
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A linear site located to the East of Bridgnorth, comprising small pastoral fields and mature woodland.
<b>Surrounding Character:</b>	Character to the north is a mix of agricultural land and woodland. Character to the east is predominantly agricultural. Character to the west is a mix of residential and commercial. Character to the south is a mix of agricultural and commercial.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	<b>As the sites availability for either residential and/or employment development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.</b>
<b>Conclusion:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>P56</b>
<b>Site Address:</b>	Land at Hermitage Farm, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	77.59
<b>Indicative Capacity (Dwellings):</b>	2328
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A large site located to the east of Bridgnorth. The site consists of a large number of agricultural fields bounded by the A458 to the south, A454 to the east, Hermitage Hill to the west, and the B4363 to the north.
<b>Surrounding Character:</b>	Character to the south is predominantly agricultural. Character to the north is a mix of agricultural, woodland and a cemetery. Character to the west is woodland located on Hermitage Hill beyond which are residential dwellings and commercial uses within the settlement of Bridgnorth. Character to the east is a mix of woodland at Stanmore Country Park and agricultural land, beyond which are residential dwellings at The Hobbins and commercial uses at Stanmore Industrial Estate.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>P58a</b>
<b>Site Address:</b>	Land north of Stanmore Industrial Estate
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	6.84
<b>Indicative Capacity (Dwellings):</b>	205
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of two agricultural fields enclosed by Stanmore Industrial Estate to the south and west, a track to the east and The Hobbins Road/access road/an agricultural field boundary to the north.
<b>Surrounding Character:</b>	Character to the north and east is predominantly agricultural. Character to the west and south is predominantly commercial, on the adjacent Stanmore Industrial Estate.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is adjacent to Stanmore Industrial Estate/The Hobbins.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>P58b</b>
<b>Site Address:</b>	Land south of Hobbins Road, Stanmore
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	6.79
<b>Indicative Capacity (Dwellings):</b>	204
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a number of small agricultural fields, located to the north of Stanmore Industrial Estate. The site is bounded by Hobbins Road to the north, property curtilages to the west an access and agricultural field boundaries to the south and an agricultural field boundary to the east.
<b>Surrounding Character:</b>	Character to the north and east is predominantly agricultural. Character to the west and south is predominantly commercial, on the adjacent Stanmore Industrial Estate.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	<b>As the sites availability for either residential and/or employment development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.</b>
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is adjacent to Stanmore Industrial Estate/The Hobbins.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>P59</b>
<b>Site Address:</b>	Land east of Stanmore Industrial Estate
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	41.52
<b>Indicative Capacity (Dwellings):</b>	1246
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A generally linear site consisting of a series of agricultural fields to the east of Stanmore and Stanmore Industrial Estate and Stanmore Country Park.
<b>Surrounding Character:</b>	Character to the north, east and south is predominantly agricultural. Character to the west is more diverse, being agricultural to the west of the northern element of the site, commercial uses (associated with Stanmore Industrial Estate) and woodland (associated with Stanmore Country Park) to the west of the central element of the site, and a mix of residential and agricultural uses to the west of the southern element of the site.
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	<b>As the sites availability for either residential and/or employment development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.</b>
<b>Conclusion:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is adjacent to Stanmore Industrial Estate/The Hobbins.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>P61</b>
<b>Site Address:</b>	Land south of the A458, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	97.19
<b>Indicative Capacity (Dwellings):</b>	2916
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A very large site located to the south of the A458.
<b>Surrounding Character:</b>	Character to the north, south and east is predominantly agricultural, although there is also a caravan site to the north-east of the site. Character to the west is also agricultural beyond which it is commercial.
<b>Suitability Information: Residential: (from SLAA)</b>	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	<b>As the sites availability for either residential and/or employment development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.</b>
<b>Conclusion:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>P62</b>
<b>Site Address:</b>	Land south of Hillside Avenue, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	14.91
<b>Indicative Capacity (Dwellings):</b>	447
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site lies to the south of residential dwellings on Hillside Avenue and Bridgnorth Aluminium.
<b>Surrounding Character:</b>	Character to the south and east is predominantly agricultural. Character to the north is commercial (Bridgnorth Aluminium). Character to the west is a mix of residential and agricultural.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	<b>As the sites availability for either residential and/or employment development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.</b>
<b>Conclusion:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>P63</b>
<b>Site Address:</b>	Land east/north of the River Severn, Bridgnorth
<b>Settlement:</b>	Bridgnorth
<b>Site Size (Ha):</b>	61.06
<b>Indicative Capacity (Dwellings):</b>	1832
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A linear site which follows the route of the River Severn to the south of Bridgnorth. The site consists of a series of agricultural fields.
<b>Surrounding Character:</b>	Character to the south east and west is predominantly agricultural. Character to the north is a mix of residential and a caravan park.
<b>Suitability Information: Residential:</b> <i>(from SLAA)</i>	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	<b>As the sites availability for either residential and/or employment development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.</b>
<b>Conclusion:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. Much of the site is located within flood zones 2 and/or 3.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>STC001</b>
<b>Site Address:</b>	Stanmore Industrial Estate
<b>Settlement:</b>	Stanmore
<b>Site Size (Ha):</b>	18.03
<b>Indicative Capacity (Dwellings):</b>	541
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A former airfield, the site is now an active and protected employment site inset within the Green Belt. The site is located to the east of Bridgnorth.
<b>Surrounding Character:</b>	Character to the north and east is predominantly agricultural. Character to the south and west is predominantly woodland within Stanmore Country Park.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Currently Suitable but Future Potential
<b>Employment:</b>	Currently Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site represents the built form of Stanmore Industrial Estate.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>STC002</b>
<b>Site Address:</b>	Land adjacent Hickman Road, Stanmore Industrial Estate
<b>Settlement:</b>	Stanmore
<b>Site Size (Ha):</b>	4.56
<b>Indicative Capacity (Dwellings):</b>	137
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site was formerly part of the RAF Stanmore campus. Whilst the rest of the site was converted to an industrial estate, this component was allowed to naturalise. The site forms the gap between Stanmore Industrial Estate and The Hobbins (residential).
<b>Surrounding Character:</b>	To the north are residential dwellings at The Hobbins, and agricultural land. To the east is agricultural land. To the south is Stanmore Industrial Estate and a wooded area (Stanmore Country Park). The wooded area (Stanmore Country Park) continues to the west of the site as do residential dwellings at The Hobbins.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is adjacent to Stanmore Industrial Estate/The Hobbins.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>STC003</b>
<b>Site Address:</b>	Grove Farm, Stourbridge Road, Stanmore
<b>Settlement:</b>	Stanmore
<b>Site Size (Ha):</b>	8.86
<b>Indicative Capacity (Dwellings):</b>	266
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a farm, including a number of farm units and associated agricultural fields. The site lies to the south of Stanmore Country Park and a small group of dwellings at Stanmore. South of the site is Stanmore Hall Touring Caravan Park.
<b>Surrounding Character:</b>	Character to the north is a mix of woodland (Stanmore Country Park) and residential dwellings at Stanmore. Character to east and west is predominantly agricultural. Character to the south is a mix of woodland, agricultural land and a caravan site (Stanmore Hall Touring Caravan Park).
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is adjacent to Stanmore/Stanmore Industrial Estate.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>STC004</b>
<b>Site Address:</b>	Stanmore Country Park
<b>Settlement:</b>	Stanmore
<b>Site Size (Ha):</b>	33.92
<b>Indicative Capacity (Dwellings):</b>	1018
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site is an extensive Country Park located to the west of Stanmore Industrial Estate, forming part of the gap between the Estate and the settlement of Bridgnorth. The site was formerly part of the RAF Stanmore Campus.
<b>Surrounding Character:</b>	Character to the west is predominantly agricultural. Character to the north is a mix of commercial uses at Stanmore Industrial Estate and residential dwellings at The Hobbins. Character to the east is a mix of the commercial uses at Stanmore Industrial Estate and agricultural land. Character to the south is predominantly agricultural, however there is also a small group of dwellings and a touring caravan site.
<b>Suitability Information: Residential: (from SLAA) Employment:</b>	Not Suitable Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is adjacent to Stanmore/Stanmore Industrial Estate/The Hobbins.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>STC005</b>
<b>Site Address:</b>	Land west of the Hobbins
<b>Settlement:</b>	The Hobbins
<b>Site Size (Ha):</b>	3.03
<b>Indicative Capacity (Dwellings):</b>	91
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A parcel of land located between housing at The Hobbins and the A454.
<b>Surrounding Character:</b>	Character to north and west is predominantly agricultural. Character to the east is primarily residential. Character to the south is a mix of agricultural and woodland within Stanmore Country Park.
<b>Suitability Information: Residential: (from SLAA)</b>	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion:                      Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is adjacent to The Hobbins.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>STC006</b>
<b>Site Address:</b>	Land at the Hobbins, Bridgnorth
<b>Settlement:</b>	The Hobbins
<b>Site Size (Ha):</b>	2.03
<b>Indicative Capacity (Dwellings):</b>	61
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A parcel of land located within The Hobbins.
<b>Surrounding Character:</b>	Immediate character to the north, east and south is residential, beyond which it is agricultural to the north and east and woodland (Stanmore County Park) to the south. Character to the west is agricultural.
<b>Suitability Information: Residential:</b> (from SLAA)	Not Suitable
<b>Employment:</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Availability*:</b>	
<b>Conclusion: Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</b> <b>The site is adjacent to The Hobbins.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential, employment and/or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Stage 3 Site Assessments:**

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>BRD006</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p style="text-align: center;">GB Assessment Parcel P51</p> <p style="text-align: center;">The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4. The parcel was not included in the Green Belt Review undertaken for Shropshire which considered harm of release .</p> <p style="text-align: center;">Parcel not included in Part 2 Green Belt Review</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Very High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A442 & B4363
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes junction onto A442 can be achieved without conflicting with the Cemetery junction and crossing facilities for pedestrians to the west side of the A442 incorporated. The topography and visibility on the B4363 may not allow a highway standard junction to be achieved but pedestrian cycle access should be provided.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	22
<i>Ecology Comments Significant Constraints:</i>	Site lies entirely within Env. Network corridor. CS17 Environmental Networks applies. No or reduced number of dwellings possible. Suggest seek landscape advice.
<i>Ecology Comments Other Constraints:</i>	EcIA required. Surveys for Dormice, Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles. Environmental Network if very restricted housing numbers proposed.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to north east and south in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Retain as part of Environmental Network in accordance with CS17 Environmental Networks and MD12. Otherwise use minimum number of houses to release majority of site for semi-natural open space, accessible to the public.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	blocks of TPO woodland adjoin north and south of site
<i>Tree Comments Other Constraints:</i>	derelict hedgerow trees along eastern site boundary, group of trees within site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from adjacent woodland.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover to the north and south and enhance tree / hedge linkage along east of site
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the west
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise.
<i>Public Protection Comments Opportunities:</i>	

<b>Sustainability Appraisal Conclusion (Residential):</b>	Fair
<b>Sustainability Appraisal Conclusion (Employment):</b>	Fair

<b>Strategic Considerations:</b>	<p>The site is outside the development boundary within the Green Belt to the north of Low Town adjacent to the A442. Green Belt release would be required for allocation or for safeguarding land for future development</p> <p>The land occupies a visually prominent site with hilly topography which may no longer be available, having been purchased to provide additional cemetery land. The severe topographical issues affecting the site's access and the site's ecological interest and role as an environmental network are significant constraints to development. Proximity to a range of recognised natural and historic assets, including protected trees and woodland, a wildlife site, and the Conservation Area and listed buildings and high landscape value and visual impact are also significant considerations. In particular the sensitivity of the landscape to change arising from new housing is high and from new employment is very high. Similarly the views experienced are of high sensitivity to change arising from new housing and very high sensitivity to change arising from employment.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Acceptable highway access required</p> <p>Retention/enhancement of environmental network</p>
<b>Known Infrastructure Opportunities:</b>	not known

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as Green Belt
<b>Reasoning</b>	Site may no longer be available and would in any case represent development in a sensitive location requiring GB release.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

**\*Green Belt Purposes (where applicable):**

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>BRD012</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	N/A
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Stourbridge Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Provided development can fund major earthworks and drainage associated with gaining access to the highway as the land is considerably higher than Stourbridge Road and introducing a footway on the southside of Stourbridge Road.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	21
<i>Ecology Comments Significant Constraints:</i>	Site lies entirely within Env. Network corridor. CS17 Environmental Networks applies. No or reduced number of dwellings possible. Suggest seek landscape advice.
<i>Ecology Comments Other Constraints:</i>	EcIA required. Surveys for Dormice, Badgers , Bats, nesting birds, plants plants (possible species-rich semi-improved grassland and other habitats need botanical survey), reptiles. Environmental Network if very restricted housing numbers proposed.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to south and east in accordance with CS17 Environmental Networks and MD12, preferably by not allocating this site.
<i>Ecology Comments Opportunities:</i>	Retain as part of Environmental Network in accordance with CS17 Environmental Networks and MD12. Otherwise use minimum number of houses to release majority of site for semi-natural open space, accessible to the public.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on setting of Bridgnorth Conservation Area.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of CA).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	TPO trees within site and along eastern boundary, TPO woodland adjoining southern and western boundaries.
<i>Tree Comments Other Constraints:</i>	site surrounded by mature trees and woodland
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from adjacent woodland. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees.
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the north
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise.
<i>Public Protection Comments Opportunities:</i>	

<b>Sustainability Appraisal Conclusion (Residential):</b>	Good
<b>Sustainability Appraisal Conclusion (Employment):</b>	Good

<b>Strategic Considerations:</b>	The site is an area of green open space which forms part of the environmental network within the built form of Bridgnorth. Development of the site is compromised by its ecological value and by the difficulty and cost of achieving an acceptable highway access. Possible impact on the setting of the Conservation Area and TPO trees are also significant considerations.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Major earthworks and drainage would be required in an ecologically sensitive location and Conservation Area setting context to achieve an acceptable highway access
<b>Known Infrastructure Opportunities:</b>	Not known

<b>Potential for Windfall?</b>	Yes
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Potential Windfall site
<b>Reasoning</b>	Whilst potentially suitable in principle, this is an environmentally sensitive site with access problems. The modest proportion of the site which is developable may not provide sufficient viability to deliver an acceptable scheme
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**\*Green Belt Purposes (where applicable):**

n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>BRD014</b>
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p>Within GB Parcel P55. The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; weakly against purpose 3; and strongly against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm on the Green Belt due to the impact on the setting of the historic settlement. A sub-parcel forming the western part of this parcel was identified which would have a low-moderate level of harm if released. The western part of the site is within this sub parcel.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Very High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Stourbridge Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Outside existing 40mph limit but this can be reviewed and extended with traffic calming / gateway feature.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	20
<i>Ecology Comments Significant Constraints:</i>	Site lies entirely within Env. Network corridor. CS17 Environmental Networks applies. No or reduced number of dwellings possible. Site also directly abuts Ancient Woodland protected under the NPPF. Suggest seek landscape advice.
<i>Ecology Comments Other Constraints:</i>	EcIA required. Surveys for GCN (ponds within 500m) Dormice, Badgers , Bats, nesting birds, plants (likely unimproved grassland and other priority habitats need botanical survey), reptiles. Ancient Woodland also to be surveyed to inform impacts from residential development. Environmental Network if very restricted housing numbers proposed.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Large buffer required to Ancient Woodland boundary without public access. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12, preferably by not allocating this site.
<i>Ecology Comments Opportunities:</i>	Retain as part of Environmental Network in accordance with CS17 Environmental Networks and MD12. Otherwise use minimum number of houses to release majority of site for semi-natural open space, accessible to the public, whilst buffering the Ancient Woodland from public access.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Historic OS maps indicate part of site used for a rifle range in the C19th. No other known archaeological interest but site is of a large size, so may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	TPO woodland adjoins length of eastern boundary.
<i>Tree Comments Other Constraints:</i>	hedges, trees and scrub within and around site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from adjacent woodland.
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	Industrial uses to the west include a household recycling centre which will be noisy and create odour and dusts.
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	

<b>Sustainability Appraisal Conclusion (Residential):</b>	Fair
<b>Sustainability Appraisal Conclusion (Employment):</b>	Fair

<b>Strategic Considerations:</b>	<p>This site occupies a visually sensitive position adjacent to but outside the development boundary and sits within the Green Belt. Green Belt release would be required for allocation or safeguarding the land for development. The site adjoins ancient woodland, is within an area of high landscape value and visual impact, forms part of the environmental network and may have archaeological value, all of which are significant considerations. The sensitivity of the landscape to change arising from new housing is high and from new employment is very high. Similarly the views experienced are of high sensitivity to change arising from new housing and very high sensitivity to change arising from employment. Neighbouring uses (Recycling centre and Ancient Woodland) mean that the site is unsuitable for residential development.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Retention/enhancement of environmental network
<b>Known Infrastructure Opportunities:</b>	not known

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Identify /Allocate as POS as part of planned urban extension
<b>Reasoning</b>	Neighbouring uses mean that the site is unsuitable for residential development.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	Contribution to enhanced recreation and open space provision supporting the release of adjacent Green Belt land as part of a planned urban extension to the town.

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
 Purpose 2 (merging of neighbouring towns);  
 Purpose 3 (safeguarding countryside from encroachment);  
 Purpose 4 (preserving setting/character of historic towns); and  
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

**\*Green Belt Purposes (where applicable):**

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>BRD017</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	N/A
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium- High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium- High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	B4364 Ludlow Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assuming the development (linked to BRD023, BRD019, BRD019a and BRD022) fund extension of speed limit with associated traffic calming, a shared roundabout access and associated pedestrian facilities linking development sites to the Bridgnorth via the Ludlow Road corridor. BRD017, 022, 021 and ODY008, 002 should provide a highway link from Oldbury Road to the Ludlow Road.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assuming the developments will fund any necessary improvements at the B4364 / A458 Bypass roundabout junction.

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	18
<i>Ecology Comments Significant Constraints:</i>	Site lies entirely within Env. Network corridor and CS17 Environmental Networks applies. Only reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision. Natural England would need to be consulted if >100 houses according to IRZs (potential impacts on SSSIs).
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m) Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12, preferably by providing open space with semi-natural habitat to north and east corner and maintain a buffered green corridor along the eastern boundary..
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow and woodland to north and east. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hegderow around site and woodland adjacent north boundary.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from adjacent woodland.
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to west
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventillation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise.
<i>Public Protection Comments Opportunities:</i>	

<b>Sustainability Appraisal Conclusion (Residential):</b>	Fair
<b>Sustainability Appraisal Conclusion (Employment):</b>	Good

<b>Strategic Considerations:</b>	The site forms part of the environmental network, occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth ( and its services and facilities) by a wooded field and the A458. The size and capacity of the site, taking into account likely need to safeguard ecological interest, would be insufficient, to provide for the provision of local services in this location.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	A local service centre or appropriate traffic calming and pedestrian links to Bridgnorth.
<b>Known Infrastructure Opportunities:</b>	Not known

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as Countryside
<b>Reasoning</b>	The site is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure. The site does not compare favourably with the preferred approach set out in preferred options.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**\*Green Belt Purposes (where applicable):**

n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>BRD019</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	N/A
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium- High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium- High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	B4364 Ludlow Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assuming the development (linked to BRD017, BRD022, BRD019a and BRD023) funds extension of speed limit with associated traffic calming, a shared roundabout access and associated pedestrian facilities linking development sites to the Bridgnorth via the Ludlow Road corridor.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assuming the developments will fund any necessary improvements at the B4364 / A458 Bypass roundabout junction.

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	18
<i>Ecology Comments Significant Constraints:</i>	Site lies entirely within Env. Network corridor and CS17 Environmental Networks applies. Only very reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees and scrub in field. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12, by only allowing a few houses or not allocating this site.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and scrub. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12 by retaining majority of semi-natural vegetation with public access.
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	site covered in trees and woodland
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to north and west.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventillation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise.
<i>Public Protection Comments Opportunities:</i>	

<b>Sustainability Appraisal Conclusion (Residential):</b>	Fair
<b>Sustainability Appraisal Conclusion (Employment):</b>	Good

<b>Strategic Considerations:</b>	The site forms part of the environmental network, with significant tree cover and occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth by the A458. The size and capacity of the site, taking into account likely need to safeguard ecological interest, would be insufficient to provide for the provision of local services in this location.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	A local service centre or appropriate traffic calming and pedestrian links to Bridgnorth.
<b>Known Infrastructure Opportunities:</b>	Not known

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as Countryside
<b>Reasoning</b>	The site is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure. The site does not compare favourably with the preferred approach set out in preferred options.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**\*Green Belt Purposes (where applicable):**

n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>BRD021</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	N/A
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium- High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium- High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Manor Farm Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	N. Manor Farm Lane is not suitable for the additional traffic from 568 homes and can not be improved without third party land.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The junction of Manor Farm Lane and the B4363 are not suitable for the additional traffic from 568 homes and can not be improved without third party land.

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	17
<i>Ecology Comments</i> <i>Significant Constraints:</i>	None.
<i>Ecology Comments</i> <i>Other Constraints:</i>	EclA required. Surveys for GCN (ponds adjacent and within 500m with GCN records), Dormice, Badgers , Bats, nesting birds. Environmental Network lies adjacent to the site along the northren border. Footpath crosses site.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees and hedges in field.
<i>Ecology Comments</i> <i>Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and public footpaths. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	SE part of site may effect setting of Oldbury Conservation Area. Large size of site and scatter of metal detectorist finds suggests it may have some archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of CA; archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	mature trees and hedgerows around site and a group of a few trees within site
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments</i> <i>Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Retain fine trees within site as features in open space within any development.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road to north. Any significant scale development causing additional traffic movements into town requires air quality asserssment.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventillation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. Air quality mitigation may be necessary.
<i>Public Protection Comments</i> <i>Opportunities:</i>	

<b>Sustainability Appraisal Conclusion (Residential):</b>	Fair
<b>Sustainability Appraisal Conclusion (Employment):</b>	Fair

<b>Strategic Considerations:</b>	Large site close to the village of Oldbury which is physically and functionally separated from the development boundary the Bridgnorth bypass. The site slopes away from the A458 . An acceptable highway access cannot be achieved without third party land . Possible impact on the setting of the Oldbury Conservation Area and areas of higher landscape value and visual impact are also significant considerations.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable highway access. A local service centre or pedestrian links to Bridgnorth
<b>Known Infrastructure Opportunities:</b>	Not known

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as Countryside
<b>Reasoning</b>	The site is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure. The site does not compare favourably with the preferred approach.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**\*Green Belt Purposes (where applicable):**

n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>BRD022</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	5%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	N/A
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium- High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium- High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Assume this is achieved via the private track to Conduit Farmhouse to the B4364
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assuming the development (linked to BRD017, BRD019, BRD019a and BRD023) funds extension of speed limit with associated traffic calming, a shared roundabout access and associated pedestrian facilities linking development sites to the Bridgnorth via the Ludlow Road corridor. A highway standard improvement of the existing track to Conduit Farmhouse junction with the B4364 would not be desirable. BRD017, 022, 021 should provide a highway link from Oldbury Road to the Ludlow Road.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assuming the developments will fund any necessary improvements at the B4364 / A458 Bypass roundabout junction.

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	17
<i>Ecology Comments Significant Constraints:</i>	Western third lies within Env. Network corridor and CS17 Environmental Networks applies. Reduced numbers of housing may be required as protection of Environmental Network unlikely to be fully possible in open space provision.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for Dormice, Badgers , Bats, nesting birds, reptiles.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees, hedges and scrub in field. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12, by focusing enlarged open space with semi-natural habitat in western half of the site.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes non-designated historic farmstead of Conduit farm (HER PRN 25942). Large size of site and scatter of metal detectorist finds suggests it may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Level 2 historic buildings assessment if demo of farm included; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	site surrounded by trees and hedgerows, groups of mature trees within site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from adjacent woodland and seek to retain internal trees within open space.
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to north. Any significant scale development causing additional traffic movements into town requires air quality asserssment.
<i>Public Protection Comments Management of Constraints:</i>	Any significant scale development causing additional traffic movements into town requires air quality asserssment.
<i>Public Protection Comments Opportunities:</i>	

<b>Sustainability Appraisal Conclusion (Residential):</b>	Good
<b>Sustainability Appraisal Conclusion (Employment):</b>	Good

<b>Strategic Considerations:</b>	The site forms part of the environmental network and occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth by the A458. The size and capacity of the site would be insufficient to provide for the provision of local services in this location.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	A local service centre or appropriate traffic calming and pedestrian links to Bridgnorth. Protection/enhancement of environmental network
<b>Known Infrastructure Opportunities:</b>	Not known

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as Countryside
<b>Reasoning</b>	The site is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure. The site does not compare favourably with the preferred approach set out in preferred options .
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**\*Green Belt Purposes (where applicable):**

n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>BRD023</b>
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	#N/A
<i>Percentage of site in Flood Zone 2:</i>	#N/A
<i>Percentage of site in Flood Zone 1:</i>	#N/A
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	#N/A
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	#N/A
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	#N/A
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	#N/A
<i>Percentage of the site within 20m of an historic flood event:</i>	#N/A
<i>Percentage of the site within 20m of a detailed river network:</i>	#N/A
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	N/A
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium- High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium- High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	B4364 Ludlow Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assuming the development (linked to BRD017, BRD019, BRD019a and BRD022) fund extension of speed limit with associated traffic calming, a shared roundabout access and associated pedestrian facilities linking development sites to the Bridgnorth via the Ludlow Road corridor.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assuming the developments will fund any necessary improvements at the B4364 / A458 Bypass roundabout junction.

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	17
<i>Ecology Comments Significant Constraints:</i>	Natural England would need to be consulted if >100 houses according to IRZs (potential impacts on SSSIs). Otherwise none.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m), Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles. Footpath crosses site.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees, hedges and scrub in fields. Protect, enhance and restore Env. Network by linking open space with northern and eastern boundaries in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and Env Network on boundaries.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Large size of site suggests it may have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hedgerows around site boundaries and numerous hedgerows within site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Retain fine trees within site as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to north and east as a noise source and as junction of roads creates slowing down and acceleration and the site runs close to the junction air quality issues may exist. Any significant scale development causing additional traffic movements into town requires air quality assessment. Commercial/agricultural land exists in the middle of the site.
<i>Public Protection Comments Management of Constraints:</i>	Any significant scale development causing additional traffic movements into town requires air quality assessment (for town impacts and also for on site impacts the later of which is best addressed through standoff distances). Separation distances and other mitigation to separate from existing commercial/agri use.
<i>Public Protection Comments Opportunities:</i>	

<b>Sustainability Appraisal Conclusion (Residential):</b>	Good
<b>Sustainability Appraisal Conclusion (Employment):</b>	Good

<b>Strategic Considerations:</b>	The site occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth by the A458. Only about half of the identified land is actually available for development. The size and capacity of the site would be insufficient to provide for the provision of local services in this location.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	A local service centre or appropriate traffic calming and pedestrian links to Bridgnorth. Linkage to environmental network
<b>Known Infrastructure Opportunities:</b>	Not known

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as Countryside
<b>Reasoning</b>	The site is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure. Only one of the two landowners involved has agreed to the promotion of the land and about half of the site area is therefore unavailable. This limits the scope to provide local services and facilities. The site does not compare favourably with the preferred approach set out in preferred options.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**\*Green Belt Purposes (where applicable):**

n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>BRD024</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	6%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	14%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	N/A
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not Assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not Assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not Assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not Assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A458
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development (linked with BRD025) can fund a new roundabout junction in the same location as the existing Wenlock Road / A458 Bypass ghost island junction.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	18
<i>Ecology Comments Significant Constraints:</i>	Natural England would need to be consulted if >100 houses according to IRZs (potential impacts on SSSIs). Otherwise none.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m), Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles,water voles if open ditches present on eastern and western boundaries. Env. Network borders site, particularly to A458 verge and the woodland area to the north, plus ditches/watercourses on boundaries.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees, hedges in fields. Protect, enhance and restore Env. Network by linking semi-natural open space with northern and eastern boundaries in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and Env Network on boundaries.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Large size of site suggests it may have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hedgerows around and within the site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Retain fine trees within site as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to north as a noise source. Any significant scale development causing additional traffic movements into town requires air quality assessment. Possible impact from commercial to the west.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. Any significant scale development causing additional traffic movements into town requires air quality assessment (for town impacts and also for on site impacts the later of which is best addressed through standoff distances). Standoff distances to commercial to the west and any additional mitigation as necessary
<i>Public Protection Comments Opportunities:</i>	

<b>Sustainability Appraisal Conclusion (Residential):</b>	Good
<b>Sustainability Appraisal Conclusion (Employment):</b>	Good

<b>Strategic Considerations:</b>	Site is allocated as employment land as an integral part of a wider, mixed-use development in the adopted SAMDev Plan to deliver balanced growth for Bridgnorth during the period to 2036
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Roundabout on A458
<b>Known Infrastructure Opportunities:</b>	Not known

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as employment land
<b>Reasoning</b>	The site forms an integral part of an existing, mixed-use allocation(ELR011a) . Residential development in this location would result in housing which is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**\*Green Belt Purposes (where applicable):**

n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>BRD025</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	8%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	N/A
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not Assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not Assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not Assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not Assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A458
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development (linked with BRD024) can fund a new roundabout junction in the same location as the existing Wenlock Road / A458 Bypass ghost island junction.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	17
<i>Ecology Comments</i> <i>Significant Constraints:</i>	None.
<i>Ecology Comments</i> <i>Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m), Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles,water voles if open ditches present on western boundary. Env. Network borders site, particularly to A458 verge and noth-west.Footpaths cross the site.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees, hedges in fields. Protect, enhance and restore Env. Network by linking semi-natural open space with northern and eastern boundaries and green routes along footpaths in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and Env Network on boundaries.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Large size of site suggests it may have archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	mature trees and hedgerows around the north, east and west site boundaries and group of mature trees in middle of site.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments</i> <i>Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Retain fine trees within site as features in open space within any development.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road to north as a noise source. Any significant scale development causing additional traffic movements into town requires air quality asserssment.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventillation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. Any significant scale development causing additional traffic movements into town requires air quality asserssment (for town impacts and also for on site impacts the later of which is best addressed through standoff distances).
<i>Public Protection Comments</i> <i>Opportunities:</i>	

<b>Sustainability Appraisal Conclusion (Residential):</b>	Good
<b>Sustainability Appraisal Conclusion (Employment):</b>	Good

<b>Strategic Considerations:</b>	Site is allocated as employment land as an integral part of a wider, mixed-use development in the adopted SAMDev Plan to deliver balanced growth for Bridgnorth during the period to 2037
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Roundabout on A458
<b>Known Infrastructure Opportunities:</b>	Not known

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as employment land
<b>Reasoning</b>	The site forms an integral part of an existing allocation (ELR011/b) which makes provision for the relocation of the existing livestock market and ancillary uses and redevelopment of the existing site. Residential development in this location would result in housing which is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**\*Green Belt Purposes (where applicable):**

n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>BRD026</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	11%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	N/A
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Old Worcester Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	15
<i>Ecology Comments Significant Constraints:</i>	Do not put on Brownfield Register as may be of ecological value and part of site included in the Env. Network.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats, acid grassland, need botanical survey), reptiles. Env. Network borders site to south.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/scrub on site. Protect, enhance and restore Env. Network by using and restoring semi- natural habitat in open space adjacent to south-eastern boundary in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and Env Network on boundaries.
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees / woodland at north and south corners of site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees.
<i>Tree Comments Opportunities:</i>	use tree landscaping to enhance tree cover within site as appropriate.
<i>Public Protection Comments Significant Constraints:</i>	Due to nature of surrounding land uses this site is unacceptable as residential land use (nois, odour, dust,contamination).
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	

<b>Sustainability Appraisal Conclusion (Residential):</b>	Fair
<b>Sustainability Appraisal Conclusion (Employment):</b>	Fair

<b>Strategic Considerations:</b>	Small area of land located within an existing and committed employment site(WO39). The site is allocated for employment development in the adopted SAMDev Plan. The site is surrounded by an employment site/commitments, and is therefore an inappropriate location for residential development.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Surface water management
<b>Known Infrastructure Opportunities:</b>	not known

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as employment allocation
<b>Reasoning</b>	The site is an allocated employment site and is an unsuitable location for housing
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**\*Green Belt Purposes (where applicable):**

n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>BRD027</b>
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	19%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	N/A
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Innage Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	24
<i>Ecology Comments Significant Constraints:</i>	None.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for Bats and nesting birds. Env. Network borders site to north-east, potential restoration area to south-west adjacent to site.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/scrub on site. Protect, enhance and restore Env. Network by retaining existing trees in north-east corner within open space in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and Env Network on boundaries.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site within settings of Bridgnorth and Innage Gardens Conservation Areas. Also includes non-designated heritage assets of Innage Lee house (HER PRN 32635) and associated outbuildings.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of CAs). NB. Heritage Assessment (2015) and archaeological DBA (2016) have previously produced for this site.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	site located between two areas of conservation area, to east and west.
<i>Tree Comments Other Constraints:</i>	mature trees and ehdges to east, west and south site boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees.
<i>Tree Comments Opportunities:</i>	use tree landscaping to enhance tree cover within site as appropriate.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Any significant scale development causing additional traffic movements into town requires air quality asserssment.
<i>Public Protection Comments Management of Constraints:</i>	Assessment of impact on AQMA needed and mitigation where available.
<i>Public Protection Comments Opportunities:</i>	Removal of existing commercial may improve noise environment for reasidents close by.

<b>Sustainability Appraisal Conclusion (Residential):</b>	Good
<b>Sustainability Appraisal Conclusion (Employment):</b>	Good

<b>Strategic Considerations:</b>	Vacant former builders yard which is in close proximity to services and facilities being located just to the north of Bridgnorth town centre within the development boundary. The site includes non designated heritage assets and is located between two conservation areas therefore setting of these and impact on non designated heritage assets will be an important consideration. Part of the site is potentially impacted by surface and ground water flood risk which will need investigation.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	an appropriate highway access. Design measures appropriate to its location within the conservation area and in proximity to a number of listed buildings. Surface water flood risk management
<b>Known Infrastructure Opportunities:</b>	Not known

<b>Potential for Windfall?</b>	Yes
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Potential windfall
<b>Reasoning</b>	Site is a suitable location for residential development within the development boundary subject to access and design considerations and measures
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**\*Green Belt Purposes (where applicable):**

n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>BRD028</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	24%
<i>Percentage of site in Flood Zone 2:</i>	42%
<i>Percentage of site in Flood Zone 1:</i>	58%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	17%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	33%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	41%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	N/A
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-High and High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High and High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	B4555 but not Oldbury Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. If the development can demonstrate a highway standard and safe access can be built in close proximity to the B4555 / Oldbury Road T-junction.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. If the development can demonstrate there will be no adverse impact on the operation of the B4555 / Oldbury Road junction.

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	20
<i>Ecology Comments Significant Constraints:</i>	Site lies partly within Env. Network corridor and CS17 Environmental Networks applies. Only reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles. Env. Network corridor covers the site, linking it to the River Severn LWS. Grassland appears relatively unimproved.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/scrub on site. Protect, enhance and restore Env. Network by restricting development close to the roadside boundary and providing large semi-natural open space to the east towards the river, in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Use large open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and Env Network on boundaries.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	May effect setting of the Scheduled Monuments of Bridgnorth Castle (NHLE ref. 1004783) and Panpudding Hill (NHLE ref. 1013493), together with the setting of the Bridgnorth Conservation Area. Site also contains a number of lynchet banks of possible medieval date (HER PRN 33335).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of SMs and CA, archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	woodland adjacent south-west part of site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and create 15m buffer with the woodland to the south-west
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Any significant scale development causing additional traffic movements into town requires air quality asserssment.
<i>Public Protection Comments Management of Constraints:</i>	Assessment of impact on AQMA needed and mitigation where available.
<i>Public Protection Comments Opportunities:</i>	

<b>Sustainability Appraisal Conclusion (Residential):</b>	Fair
<b>Sustainability Appraisal Conclusion (Employment):</b>	Fair

<b>Strategic Considerations:</b>	Irregularly shaped site located to the rear of residential dwellings on Oldbury Road adjacent to but outside the development boundary. Approximately half of the site is located within flood zones 2 and/or 3 and lies partly within the environmental network. The remainder of the site is developable in principle, subject also to heritage considerations, but a highway access cannot be safely achieved. Planning appeal against refusal of outline consent dismissed 2016.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Acceptable highway access
<b>Known Infrastructure Opportunities:</b>	Not known

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as Countryside
<b>Reasoning</b>	The site is not achievable since a safe highway access cannot be achieved.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**\*Green Belt Purposes (where applicable):**

n/a

**Site Assessment - Stage 3**

Site Reference:	P52
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	FALSE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Green Belt* Considerations: (from the GB Assessment/Review)	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; strongly against purpose 3; and weakly against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm on the Green Belt due to the level of encroachment on countryside and the weakening of the role of adjoining areas with regard to purpose 3. No sub-parcels were identified which would have less harm.</p>
Landscape Considerations (Residential) (from the LVSS):	Medium
Visual Impact Considerations (Residential) (from the LVSS):	Medium
Landscape Considerations (Employment) (from the LVSS):	Medium
Visual Impact Considerations (Employment) (from the LVSS):	Medium

Highway Comments - Direct Access to Highway Network?	<p>(Comments on P52 and P53a/b): If 66% of these sites were developed as housing they could accommodate 2,225 homes. These site have good vehicular access potential, directly onto the A454.</p> <p>As part of a strategic settlement east of Bridgnorth Low Town these sites lie the furthest north from the existing development and therefore have less sustainable transport potential. The most direct route into Low town from these sites would be along the Wolverhampton Road which is not attractive for pedestrians and has limited scope for improvement.</p>
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	
Highway Comments - Are Envisaged Off-Site Works Achievable?	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	Ancient Woodland immediately adjacent to western site boundary. Damage to AW must be avoided, see NPPF. AW must be buffered from the impacts of development and a buffer will be required reducing numbers of houses possible. Suggest seek landscape advice.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles. Footpath runs diagonally through site. Environmental Network corridor and core area immediately adjoins the site. Reduced numbers of housing may be required as protection of Environmental Network unlikely to be fully possible in open space provision.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/scrub on site. Provide a green route through site along footpath and link to open space and boundary hedges to enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Inaccessible buffer required to Ancient Woodland of 15-50m in addition.
<i>Ecology Comments Opportunities:</i>	Buffer and protect ancient woodland. Enhance environmental network by providing green link along footpath. Use open space provision to provide biodiversity enhancements.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Large size and substantial number of metal detectorist finds suggests that it may hold significant archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hedges within and around site. Mature deciduous woodland adjacent western boundary.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and create 15m buffer with the woodland to the west
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the south creating noise issues. Agricultural, commercial and game activity to the north of the site creating potential noise and odour. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. Separation distance from agri, commercial and game rearing to the north of the site. AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.

<b>Sustainability Appraisal Conclusion (Residential):</b>	Poor
<b>Sustainability Appraisal Conclusion (Employment):</b>	Poor

<b>Strategic Considerations:</b>	The site consists of a series of undulating agricultural fields to the north east of Bridgnorth in the Green Belt. The site is separated from the built form of Bridgnorth by an elevated area of countryside containing mature woodland, a cemetery and agricultural fields. Possible impact on adjoining ancient woodland is a significant consideration. Green Belt release would be required for allocation or safeguarding. SA indicates generally poor performance.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Highway capacity
<b>Known Infrastructure Opportunities:</b>	Park & Ride, local highway improvements

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as Green Belt
<b>Reasoning</b>	Whilst the site could be suitable as part of a larger, planned mixed use scheme, its location, which is more remote from Bridgnorth Stanmore and the Hobbins, is less favourable than other nearby sites for this purpose.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
 Purpose 2 (merging of neighbouring towns);  
 Purpose 3 (safeguarding countryside from encroachment);  
 Purpose 4 (preserving setting/character of historic towns); and  
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

**\*Green Belt Purposes (where applicable):**

**Site Assessment - Stage 3**

Site Reference:	P53a
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	FALSE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	0%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	1%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Green Belt* Considerations: (from the GB Assessment/Review)	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; strongly against purpose 3; with no contribution against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm on the Green Belt due to the level of encroachment on countryside and the weakening of the role of adjoining areas with regard to purpose 3. No sub-parcels were identified which would have less harm.</p>
Landscape Considerations (Residential) (from the LVSS):	Medium
Visual Impact Considerations (Residential) (from the LVSS):	Medium
Landscape Considerations (Employment) (from the LVSS):	Medium
Visual Impact Considerations (Employment) (from the LVSS):	Medium

Highway Comments - Direct Access to Highway Network?	<p>(Comments on P52 and P53a/b): If 66% of these sites were developed as housing they could accommodate 2,225 homes. These site have good vehicular access potential, directly onto the A454.</p> <p>As part of a strategic settlement east of Bridgnorth Low Town these sites lie the furthest north from the existing development and therefore have less sustainable transport potential. The most direct route into Low town from these sites would be along the Wolverhampton Road which is not attractive for pedestrians and has limited scope for improvement.</p>
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	
Highway Comments - Are Envisaged Off-Site Works Achievable?	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (pondswithin 500m) Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles. Two footpaths run north-south through site.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/scrub on site. Provide green routes through site along footpaths and link to open space and boundary hedges.
<i>Ecology Comments Opportunities:</i>	Enhance environmental network by providing green link along footpaths linked to open space. Use open space provision to provide biodiversity enhancements.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impacts on settings of Grade II listed Swancote Farmhouse (NHLE ref. 1190070) and Garden House at Swancote Farmhouse (NHLE ref. ) Prehistoric cropmark pit alignment (HER PRN 21522) present towards SW end of site. In addition, its large size and two significant clusters of metal detectorist finds suggests it may have other archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs, archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hedges within and around site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Retain fine trees within site as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the south creating noise issues. Some agricultural barns which may create noise/odour /fly issues depending on use. Any significant scale development causing additional traffic movements into town requires air quality asserssment.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventillation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. Suggest good separation distance from any agricultural buildings located on the edge of the site. AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.

<b>Sustainability Appraisal Conclusion (Residential):</b>	Not assessed
<b>Sustainability Appraisal Conclusion (Employment):</b>	Not assessed

<b>Strategic Considerations:</b>	The western part of a larger site located to the north east of Bridgnorth which consists of a large number of agricultural fields bounded by the A454 to the south and rural lanes to the east, west and north. The site is located in the Green Belt and does not adjoin any of the existing development at The Hobbins or Stanmore. The site is separated from the built form of Bridgnorth by agricultural fields and wooded ridge. Proximity to ancient woodland, to buildings and sites of heritage interest and any other ecological interest will also be a consideration. Green Belt release would be required for allocation or safeguarding. SA indicates poor performance for housing.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	unknown
<b>Known Infrastructure Opportunities:</b>	Not known

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as Green Belt
<b>Reasoning</b>	Whilst the site could be suitable as part of a larger, planned mixed use scheme, its location which is more remote from Stanmore and the Hobbins, is less favourable than other nearby sites for this purpose.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
 Purpose 2 (merging of neighbouring towns);  
 Purpose 3 (safeguarding countryside from encroachment);  
 Purpose 4 (preserving setting/character of historic towns); and  
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

**\*Green Belt Purposes (where applicable):**

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>P53b</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	#N/A
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	0%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; strongly against purpose 3; with no contribution against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm on the Green Belt due to the level of encroachment on countryside and the weakening of the role of adjoining areas with regard to purpose 3. No sub-parcels were identified which would have less harm.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium

<i>Highway Comments - Direct Access to Highway Network?</i>	<p>(Comments on P52 and P53a/b): If 66% of these sites were developed as housing they could accommodate 2,225 homes. These site have good vehicular access potential, directly onto the A454.</p> <p>As part of a strategic settlement east of Bridgnorth Low Town these sites lie the furthest north from the existing development and therefore have less sustainable transport potential. The most direct route into Low town from these sites would be along the Wolverhampton Road which is not attractive for pedestrians and has limited scope for improvement.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (pondswithin 500m) Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles. Two footpaths run north-south through site.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/scrub on site. Provide green routes through site along footpaths and link to open space and boundary hedges.
<i>Ecology Comments Opportunities:</i>	Enhance environmental network by providing green link along footpaths linked to open space. Use open space provision to provide biodiversity enhancements.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impacts on settings of Grade II listed Swancote Farmhouse (NHLE ref. 1190070) and Garden House at Swancote Farmhouse (NHLE ref. ) Prehistoric cropmark pit alignment (HER PRN 21522) present towards SW end of site. In addition, its large size and two significant clusters of metal detectorist finds suggests it may have other archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs, archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hedges within and around site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Retain fine trees within site as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the south creating noise issues. Some agricultural barns which may create noise/odour /fly issues depending on use. Any significant scale development causing additional traffic movements into town requires air quality asserssment.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventillation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. Suggest good separation distance from any agricultural buildings located on the edge of the site. AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.

<b>Sustainability Appraisal Conclusion (Residential):</b>	Poor
<b>Sustainability Appraisal Conclusion (Employment):</b>	Poor

<b>Strategic Considerations:</b>	The site is located in the Green Belt and does not adjoin any of the existing development at The Hobbins or Stanmore. Green Belt release would be required for allocation or safeguarding. As the sites availability is currently unknown, the site is not considered suitable for allocation but has potential for future safeguarding.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Not known
<b>Known Infrastructure Opportunities:</b>	Not known

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as Green Belt
<b>Reasoning</b>	Whilst the site could be suitable as part of a larger, planned mixed use scheme, its location, which is more remote from Stanmore and the Hobbins, is less favourable than other nearby sites for this purpose. It is also not promoted
<b>If proposed for Allocation, Potential Capacity:</b>	N/A
<b>If proposed for Allocation Design Requirements:</b>	N/A

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
 Purpose 2 (merging of neighbouring towns);  
 Purpose 3 (safeguarding countryside from encroachment);  
 Purpose 4 (preserving setting/character of historic towns); and  
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

**\*Green Belt Purposes (where applicable):**

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>P54</b>
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	1%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; with no contribution against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm on the Green Belt due to the level of encroachment on countryside and the weakening of the role of adjoining areas with regard to purpose 3. A sub-parcel within the south west of this parcel, including The Hobbins &amp; field to the west was identified which would have a moderate level of harm if released. NBThe SLAA parcel being assessed however excludes the sub parcel which forms sites STC005 &amp; STC006</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>(Comments on P54, P55, P56 and P58a/b): If 66% of these sites were developed as housing they could accommodate 4,591 homes. These site have good vehicular access potential, directly onto the A454 and A458. (Or via The Hobbins in the case of P58).</p> <p>As part of a strategic settlement it is assumed that these sites will be designed to promoted cycling and walking for local trips and that local facilities will be provided to maximise sustainable travel. However, those sites (or parts of sites) that are closest to Bridgnorth Low Town are also well located for sustainable travel to facilities in this area in the initial phases of development of the strategic settlement when new facilities have not yet been introduced. The master plan will need to include direct walking and cycling routes that link to existing PRoW at Elmhurst and Hazel View in Low Town and provide controlled crossing(s) of the A454. These walking routes will also provide access to the existing Bridgnorth town bus service that currently operate within Low Town.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds on site and within 500m) Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles, otter and water vole. 3 footpaths run through site. Environmental Network corridor immediately adjacent to southern and eastern boundary and stepping stone on site. Reduced area would be available for development if GCN found on site.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/scrub/ditches on site. Retain all ponds as part of landscaping of open space to maintain and enhance Env. Network. Create green corridors along footpaths and link with open space and Env. Network to the south and east in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Enhancement of environmental network by providing green link along footpaths and 'Brook' linked to open space. Use open space provision to provide biodiversity enhancements and links to Stanmore Country Park.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site crossed by projected line of former Roman road from Greensforge (Staffs) to central Wales (HER PRN 04076), and also includes a prehistoric cropmark pit alignment (HER PRN 21522) and part of site of Bridgnorth racecourse (HER PRN 32056). In addition, very large size of site suggests it may have other archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hedges within and around site. Blocks of plantation and natural woodland within site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from woodland and seek to retain internal trees within open space.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover and expand woodland in association with future development. Retain fine trees and woodland within site as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Anaerobic digester on northern boundary of the site creating odour and noise. Road noise to northern boundary of the site. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Management of Constraints:</i>	Separation distance from anaerobic digester a necessity. Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.

<b>Sustainability Appraisal Conclusion (Residential):</b>	Poor
<b>Sustainability Appraisal Conclusion (Employment):</b>	Poor

<b>Strategic Considerations:</b>	<p>A area of agricultural land in the Green Belt to the east of Bridgnorth. The site is separated from the built form of Bridgnorth by agricultural fields and wooded ridge, but is associated with the built form of The Hobbins and Stanmore, Industrial Estate. Green Belt release would be required for allocation or safeguarding. Proximity to anaerobic digester ancient woodland, to buildings and sites of heritage interest and any other ecological interest will need to be taken into account. Other considerations are that the site may have archaeological value and could contribute to the environmental network. Green Belt release would be required for allocation or safeguarding. There is a modest level of known pluvial flood risk and flow routes through site, with known flooding issue downstream and parts of the site located in Source protection zones (SPZ 1, 2 &amp; 3).</p> <p>The design, layout of and access to the development will need to take into account surface water flood risk informed by a flood risk assessment and source protection zones. Development should be restricted to land outside the 1,000 year surface flood risk zone. This is a large site which provides scope to address identified constraints and to provide or improve access to services and facilities. SA indicates generally poor performance due to poor access to existing facilities and services and for potential impacts on environmental and heritage assets.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Waste water treatment capacity. A range of community services and infrastructure as part of a large scale planned mixed-use development. Separation distance and appropriate residential amenity protection measures
<b>Known Infrastructure Opportunities:</b>	Park & Ride. Potential environmental network enhancement and linkage to Stanmore Country Park

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	Yes (safeguarding)
<b>Recommendation</b>	Identify as safeguarded land
<b>Reasoning</b>	Relates well to the existing (ex military) Hobbins Estate and would provide long term capacity for future growth associated with proposals for a planned mixed use extension on adjacent land. Poor SA performance can be addressed through the planned provision of new community services and careful design and mitigation measures as part of the master planning of a larger area.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
 Purpose 2 (merging of neighbouring towns);  
 Purpose 3 (safeguarding countryside from encroachment);  
 Purpose 4 (preserving setting/character of historic towns); and  
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

**\*Green Belt Purposes (where applicable):**

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>P55</b>
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purposes 2 &amp; 3; with a strong contribution against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm on the Green Belt as it would significantly compromise the role the green belt is playing with regard to purpose 4. A sub-parcel forming the western strip of this parcel, adjoining the settlement edge, was identified which would have a low- moderate level of harm if released.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Very High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>(Comments on P54, P55, P56 and P58a/b): If 66% of these sites were developed as housing they could accommodate 4,591 homes. These site have good vehicular access potential, directly onto the A454 and A458. (Or via The Hobbins in the case of P58).</p> <p>As part of a strategic settlement it is assumed that these sites will be designed to promoted cycling and walking for local trips and that local facilities will be provided to maximise sustainable travel. However, those sites (or parts of sites) that are closest to Bridgnorth Low Town are also well located for sustainable travel to facilities in this area in the initial phases of development of the strategic settlement when new facilities have not yet been introduced. The master plan will need to include direct walking and cycling routes that link to existing PRoW at Elmhurst and Hazel View in Low Town and provide controlled crossing(s) of the A454. These walking routes will also provide access to the existing Bridgnorth town bus service that currently operate within Low Town.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	This site consists largely of Ancient Woodland and Local Geological Site and is covered by a TPO. Damage to AW must be avoided, see NPPF. AW must be buffered from the impacts of development and a buffer would be required to the woodland, greatly reducing the remaining land available to development. Site lies completely within Env. Network corridor and CS17 Environmental Networks applies. Suggest seek landscape advice.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m) Dormice, Badgers , Bats, nesting birds, plants (Ancient Woodland and other priority habitats need botanical survey to assess impacts) and reptiles. 2 footpaths run through site.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Protect Ancient Woodland and the Local Geological site under MD12 and the Env. Network in accordance with CS17 Environmental Networks. Suggest do not allocate this site.
<i>Ecology Comments Opportunities:</i>	Retain as Environmental Network.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes part of designated area of the Scheduled Monument of The Hermitage (NHLE ref. 1004782) and steep scarp slope on which Hermitage Hill Coppice sits, which may contain unrecorded archaeological features.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	Development would need to avoid area of Scheduled Monument. S106 monies could help to secure management and enhanced access and interpretation of SM.
<i>Tree Comments Significant Constraints:</i>	eastern half of site is TPO woodland.
<i>Tree Comments Other Constraints:</i>	scattered scrub within field and hedgerows to field boundaries on western side of site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from adjacent woodland. Existing large blocks of woodland should remain undeveloped.
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Industrial estate close by with Household recycling centre which may produce odour and noise. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Management of Constraints:</i>	Suggest separation distances from the industrial estate (no housing on the thin handle of the site in the south). AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments Opportunities:</i>	

<b>Sustainability Appraisal Conclusion (Residential):</b>	Fair
<b>Sustainability Appraisal Conclusion (Employment):</b>	Fair

<b>Strategic Considerations:</b>	The site contains a scheduled ancient monument, ancient woodland, TPO trees a geological site and has significant ecological and heritage value. part of the site forms a prominent escarpment which has an important role in relation to the setting of the town and green belt purposes and has high landscape value. Additionally the site adjoins an industrial area, including a waste recycling centre therefore residential amenity would be compromised without appropriate buffering. The site is therefore not considered suitable for allocation or to have potential for future safeguarding for development. SA indicates generally poor performance.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Not known
<b>Known Infrastructure Opportunities:</b>	Not known

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as Green Belt
<b>Reasoning</b>	This is a sensitive site subject to a number of natural and historic environment and other constraints.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
 Purpose 2 (merging of neighbouring towns);  
 Purpose 3 (safeguarding countryside from encroachment);  
 Purpose 4 (preserving setting/character of historic towns); and  
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

**\*Green Belt Purposes (where applicable):**

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>P56</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; strongly against purpose 3; with a weak contribution against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate- high level of harm on the Green Belt due to some containment which reduces the level of encroachment on countryside although there would be weakening of the role of adjoining areas with regard to purpose 3. No sub-parcels were identified which would have less harm.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>(Comments on P54, P55, P56 and P58a/b): If 66% of these sites were developed as housing they could accommodate 4,591 homes. These site have good vehicular access potential, directly onto the A454 and A458. (Or via The Hobbins in the case of P58).</p> <p>As part of a strategic settlement it is assumed that these sites will be designed to promoted cycling and walking for local trips and that local facilities will be provided to maximise sustainable travel. However, those sites (or parts of sites) that are closest to Bridgnorth Low Town are also well located for sustainable travel to facilities in this area in the initial phases of development of the strategic settlement when new facilities have not yet been introduced. The master plan will need to include direct walking and cycling routes that link to existing PRoW at Elmhurst and Hazel View in Low Town and provide controlled crossing(s) of the A454. These walking routes will also provide access to the existing Bridgnorth town bus service that currently operate within Low Town.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	This site lies immediately adjacent to Ancient Woodland which Has a TPO and a Local Geological Site. Damage to AW must be avoided, see NPPF. AW must be buffered from the impacts of development and a buffer would be required to the woodland, which is inaccessible to the public, reducing the remaining land available to development. Site also lies partly within the Env. Network corridor (on the western boundary) and adjacent to the Network on the south and south-east boundaries. CS17 Environmental Networks applies. Only reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision. Suggest seek landscape advice.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds on site and within 500m) Dormice, Badgers , Bats, nesting birds, plants (Ancient Woodland and other priority habitats need botanical survey to assess impacts) reptiles and geology. A footpath runs through the site.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees on site. Retain pond as part of landscaping of open space. If GCN present mitigation land will need to be provided. Protect Ancient Woodland with inaccessible buffer of 15 - 50m, managed for biodiversity and address any adverse impacts on Local Geological site under MD12. Create green corridor along footpath and link with open space and Env. Network to the south and east in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Enhancement of environmental network by providing green link along footpath linked to open space. Use open space provision to provide biodiversity enhancements and accessible links to Stanmore Country Park.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes part of designated area of the Scheduled Monument of The Hermitage (NHLE ref. 1004782). Also contains three Iron Age/ Roman cropmark enclosure sites (HER PRNs 02320, 02321 & 00205) and a possible medieval holy well known as the Hermits Well (HER PRN 00386). Beyond these site, finds of prehistoric flint scatter (HER PRN 01341) and metal detectorist finds suggest wider archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on SM and its setting, archaeological DBA + field evaluation). Development would need to avoid
<i>Heritage Comments Opportunities:</i>	Development would need to avoid area of Scheduled Monument. S106 monies could help to secure management and enhanced access and interpretation of SM.
<i>Tree Comments Significant Constraints:</i>	TPO woodland adjoins length of western boundary.
<i>Tree Comments Other Constraints:</i>	hedges within and around site and occasional mature trees around site boundaries.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from adjacent woodland. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and important retained trees.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover and expand woodland in association with future development. Retain fine trees and woodland within site as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Landfill off site to the south poses a gassing risk. Noise from roads bordering the site. Any significant scale development causing additional traffic movements into town requires air quality asserssment.
<i>Public Protection Comments Management of Constraints:</i>	Contaminated land assessment necessary and mitigation required. Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment and combinations thereof to mitigate for road noise. Suggest good separation distance from any agricultural buildings located on the edge of the site. AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.

<b>Sustainability Appraisal Conclusion (Residential):</b>	Fair
<b>Sustainability Appraisal Conclusion (Employment):</b>	Poor

<b>Strategic Considerations:</b>	A large site located in the Green Belt to the east of Bridgnorth and separated from the town by an area of ancient woodland. The site consists of a number of agricultural fields bounded by the A458 to the south, A454 to the east, Hermitage Hill to the west, and the B4363 to the north. Proximity to and inclusion of TPO, ancient woodland, geological site, buildings and sites of heritage interest and ecological interest in this large site will need to be taken into account. The site also partly includes an archaeological site and may be subject to contamination. Consultee feedback indicates that these are manageable constraints. The design, layout of and access to the development will need to take into account a small amount of surface water flood risk. Green Belt release would be required for allocation or safeguarding. SA indicates poor performance for employment uses due to poor access to existing facilities and services and for potential impacts on environmental and heritage assets.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Waste water treatment capacity. A range of community services and infrastructure as part of a large scale planned mixed-use development improvement of environmental network & measures to protect ancient woodland including buffer strip. Contaminated land and other appropriate environmental mitigation measure
<b>Known Infrastructure Opportunities:</b>	Park & Ride. Potential interpretation of ancient monument on the site and provision of footpath link to Bridgnorth across and open space provision, if compatibility with the need to protect Hermitage Coppice. Environmental network enhancement and formation of linkage to Stanmore Country Park

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	Yes
<b>Recommendation</b>	Allocate in part for mixed use including residential, employment and open space uses. Residual to be identified as safeguarded land.
<b>Reasoning</b>	As part of a wider, mixed use scheme, provides an opportunity to provide for the long term growth needs of Bridgnorth for an extended period, capitalising on the existing (ex military) land uses associated with the former Stanmore Camp. The proposed development would generate significant betterment in terms of access to open space on land adjacent to the existing development boundary for residents of Bridgnorth, together with employment opportunities and significantly enhanced access to facilities, services and infrastructure for local residents and employees in the Stanmore area. Poor SA performance can be addressed through the planned provision of new community services and careful design and mitigation measures as part of the master planning of a larger area.
<b>If proposed for Allocation, Potential Capacity:</b>	To be considered as part of masterplan for wider area - 850 dwellings to be allocated overall
<b>If proposed for Allocation Design Requirements:</b>	Design codes and other requirements to be included as part of masterplan.

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
 Purpose 2 (merging of neighbouring towns);  
 Purpose 3 (safeguarding countryside from encroachment);  
 Purpose 4 (preserving setting/character of historic towns); and  
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

**\*Green Belt Purposes (where applicable):**

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>P58a</b>
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	0%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	9%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; with no contribution against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate level of harm on the Green Belt due to the level of encroachment on countryside within the parcel itself. No sub-parcels were identified which would have less harm.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium high
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium high
<i>Landscape Considerations (Employment) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	high
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>(Comments on P54, P55, P56 and P58a/b): If 66% of these sites were developed as housing they could accommodate 4,591 homes. These site have good vehicular access potential, directly onto the A454 and A458. (Or via The Hobbins in the case of P58).</p> <p>As part of a strategic settlement it is assumed that these sites will be designed to promoted cycling and walking for local trips and that local facilities will be provided to maximise sustainable travel. However, those sites (or parts of sites) that are closest to Bridgnorth Low Town are also well located for sustainable travel to facilities in this area in the initial phases of development of the strategic settlement when new facilities have not yet been introduced. The master plan will need to include direct walking and cycling routes that link to existing PRoW at Elmhurst and Hazel View in Low Town and provide controlled crossing(s) of the A454. These walking routes will also provide access to the existing Bridgnorth town bus service that currently operate within Low Town.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments</i> <i>Significant Constraints:</i>	Suggest seek landscape advice.
<i>Ecology Comments</i> <i>Other Constraints:</i>	EclA required. Surveys for GCN (ponds on site and within 500m) Dormice, Badgers , Bats, nesting birds, plants (unimproved grassland and other priority habitats need botanical survey to assess impacts), reptiles. This site lies immediately adjacent to the Env. Network corridor (on the northern and western boundary). CS17 Environmental Networks applies.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees on site. Retain pond as part of landscaping of open space. If GCN present or priority habitats (field patterns look interesting), mitigation land will need to be provided. Open space to include retained mature trees and link to Env. Network to the west and northern corner in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	Enhancement of environmental network by providing green links along northern boundary, including centralised open space. Use open space provision to provide biodiversity enhancements and links to Stanmore Country Park for residents.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Large size of site suggests it may have archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	site surrounded by and containing mature trees and hedgerows. Tree nursery / young plantation? Occupying southern portion of site.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees.
<i>Tree Comments</i> <i>Opportunities:</i>	Retain fine trees and woodland within site as features in open space within any development. Expand / link with existing woodland adjacent site
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	Busy industrial site to border. Noise etc considered considerable and not acceptable to build residential in close proximity that may inhibit the industrial activity in future.
<i>Public Protection Comments</i> <i>Other Constraints:</i>	
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	

<b>Sustainability Appraisal Conclusion (Residential):</b>	Fair
<b>Sustainability Appraisal Conclusion (Employment):</b>	Fair

<b>Strategic Considerations:</b>	This Green Belt site is closely associated with the adjacent Stanmore Industrial Estate, which is inset in the Green Belt, and employment uses upon it. Green Belt release would however be required for allocation or safeguarding. The site adjoins an industrial area, therefore residential amenity would be compromised and the site is therefore not considered suitable for residential use. Proximity to trees, potential archaeological and other ecological interest will also be a consideration. There is a foul sewer through site and some known pluvial flood risk which the design, layout of and access to the development will need to take into account with surface water flood risk informed by a flood risk assessment. Development should be restricted to land outside the 1,000 year surface flood risk zone.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Power supply
<b>Known Infrastructure Opportunities:</b>	linkage to environmental network

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	Yes
<b>Recommendation</b>	Allocate in part for employment uses
<b>Reasoning</b>	The site is well related to an existing employment area which is excluded from the Green Belt. As part of a wider, mixed use scheme, provides an opportunity to provide for the long term growth needs of Bridgnorth for an extended period, capitalising on the existing (ex military) land uses associated with the former Stanmore Camp. The proposed development would generate significant betterment in terms of access to open space on land adjacent to the existing development boundary for residents of Bridgnorth, together with employment opportunities and significantly enhanced access to facilities, services and infrastructure for local residents and employees in the Stanmore area. Identified constraints can be accommodated
<b>If proposed for Allocation, Potential Capacity:</b>	To be considered as part of masterplan for wider area - 16ha of employment land to be allocated overall
<b>If proposed for Allocation Design Requirements:</b>	relationship to existing industrial estate. Landscape buffering against adjacent residential uses.

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
 Purpose 2 (merging of neighbouring towns);  
 Purpose 3 (safeguarding countryside from encroachment);  
 Purpose 4 (preserving setting/character of historic towns); and  
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

**\*Green Belt Purposes (where applicable):**

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>P58b</b>
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	#N/A
<i>Percentage of site in Flood Zone 2:</i>	#N/A
<i>Percentage of site in Flood Zone 1:</i>	#N/A
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	#N/A
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	#N/A
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	#N/A
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	#N/A
<i>Percentage of the site within 20m of an historic flood event:</i>	#N/A
<i>Percentage of the site within 20m of a detailed river network:</i>	#N/A
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; with no contribution against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate level of harm on the Green Belt due to the level of encroachment on countryside within the parcel itself. No sub-parcels were identified which would have less harm.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium high
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium high
<i>Landscape Considerations (Employment) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	high
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>(Comments on P54, P55, P56 and P58a/b): If 66% of these sites were developed as housing they could accommodate 4,591 homes. These site have good vehicular access potential, directly onto the A454 and A458. (Or via The Hobbins in the case of P58).</p> <p>As part of a strategic settlement it is assumed that these sites will be designed to promoted cycling and walking for local trips and that local facilities will be provided to maximise sustainable travel. However, those sites (or parts of sites) that are closest to Bridgnorth Low Town are also well located for sustainable travel to facilities in this area in the initial phases of development of the strategic settlement when new facilities have not yet been introduced. The master plan will need to include direct walking and cycling routes that link to existing PRoW at Elmhurst and Hazel View in Low Town and provide controlled crossing(s) of the A454. These walking routes will also provide access to the existing Bridgnorth town bus service that currently operate within Low Town.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments</i> <i>Significant Constraints:</i>	Suggest seek landscape advice.
<i>Ecology Comments</i> <i>Other Constraints:</i>	EclA required. Surveys for GCN (ponds on site and within 500m) Dormice, Badgers , Bats, nesting birds, plants (unimproved grassland and other priority habitats need botanical survey to assess impacts), reptiles. This site lies immediately adjacent to the Env. Network corridor (on the northern and western boundary). CS17 Environmental Networks applies.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees on site. Retain pond as part of landscaping of open space. If GCN present or priority habitats (field patterns look interesting), mitigation land will need to be provided. Open space to include retained mature trees and link to Env. Network to the west and northern corner in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	Enhancement of environmental network by providing green links along northern boundary, including centralised open space. Use open space provision to provide biodiversity enhancements and links to Stanmore Country Park for residents.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Large size of site suggests it may have archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	site surrounded by and containing mature trees and hedgerows. Tree nursery / young plantation? Occupying southern portion of site.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees.
<i>Tree Comments</i> <i>Opportunities:</i>	Retain fine trees and woodland within site as features in open space within any development. Expand / link with existing woodland adjacent site
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	Busy industrial site to border. Noise etc considered considerable and not acceptable to build residential in close proximity that may inhibit the industrial activity in future.
<i>Public Protection Comments</i> <i>Other Constraints:</i>	
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	

<b>Sustainability Appraisal Conclusion (Residential):</b>	Not assessed
<b>Sustainability Appraisal Conclusion (Employment):</b>	Not assessed

<b>Strategic Considerations:</b>	As the sites availability is currently unknown, the site is not considered suitable for allocation. Green Belt release would be required for allocation or safeguarding. It may have potential for future safeguarding but high landscape and visual impact, proximity to industrial estate, trees, potential archaeological and other ecological interest, known pluvial flood risk are considerations . Development would need to be restricted to land outside the 1,000 year surface flood risk zone.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Power supply
<b>Known Infrastructure Opportunities:</b>	linkage to environmental network

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as Green Belt
<b>Reasoning</b>	Whilst the site could be suitable as part of a larger, planned mixed use scheme, the location, it is more remote from the existing Stanmore Industrial estate and is more sensitive in landscape and visual impact terms and than the adjoining proposed employment allocation at P58a. It is also not promoted
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

**\*Green Belt Purposes (where applicable):**

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>P59</b>
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	6%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	7%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; strongly against purpose 3; with no contribution against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm on the Green Belt due to the significant level of encroachment on countryside and weakening of the role of adjoining areas with regard to purpose 3. No sub-parcels were identified which would have less harm.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium high
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium high
<i>Landscape Considerations (Employment) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	high
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>(Comments on P59): If 66% of this site was housing this site could accommodate 830 homes. This site has good vehicular access potential, directly onto the A458.</p> <p>As part of a strategic settlement east of Bridgnorth Low Town this site lies the furthest east from the existing development and therefore has less sustainable transport potential.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	Complicated site from aerial photos. Part of site core and corridor of Environmental Network. CS17 Environmental Networks applies. Only reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision. Suggest seek landscape advice. If GCN present then mitigation land will also reduce potential area for development. Extreme north and southern quarter appear to have no unmanageable constraints.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds on site and within 500m) Dormice, Badgers , Bats, nesting birds, plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), reptiles, otters and water vole. This site lies partly within and immediately adjacent to the Env. Network corridor CS17 Environmental Networks applies. Area possible for development will greatly depend on surveys. Buffer of semi-natural vegetation to watercourse and preferably additional room for public access.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/ponds on site. Retain pond as part of landscaping of open space. If GCN present or priority habitats (field patterns look interesting), mitigation land will need to be provided. Open space to include Env. Network and link to Stanmore Country Park with semi-natural corridors with footpaths in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Enhancement of environmental network by providing green links for residents to Stanmore Country Park. Use more than the minimum open space provision to protect existing biodiversity and provide biodiversity enhancements.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Very large size of site suggests it may have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hedgerows within and around site boundary. Plantation and natural woodland occupy central part of site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from adjacent woodland. Existing large blocks of woodland should remain undeveloped.
<i>Tree Comments Opportunities:</i>	Retain fine trees and woodland within site as features in open space within any development. Expand / link with existing woodland adjacent site
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential noise close to the established industrial estate. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Management of Constraints:</i>	No residential in close proximity to industrial estate, increased noise attenuation through glazing and ventilation of and residential with line of sight to the industrial estate. AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.

<b>Sustainability Appraisal Conclusion (Residential):</b>	Fair
<b>Sustainability Appraisal Conclusion (Employment):</b>	Fair

<b>Strategic Considerations:</b>	As the sites availability is currently unknown, the site is not considered suitable for allocation. Green Belt release would be required for allocation or safeguarding. It may have potential for future safeguarding but some high landscape and visual impact, proximity to industrial estate, trees, potential archaeological and other ecological interest, known pluvial flood risk are considerations. Development would need to be restricted to land outside the 1,000 year surface flood risk zone.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Power supply
<b>Known Infrastructure Opportunities:</b>	linkage to environmental network

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Retain as Green Belt
<b>Reasoning</b>	Whilst the site could be suitable as part of a larger, planned mixed use scheme, the location, it is more sensitive in green belt, landscape and visual impact terms and than the adjoining proposed employment allocation at P58a.. It is also not promoted
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
 Purpose 2 (merging of neighbouring towns);  
 Purpose 3 (safeguarding countryside from encroachment);  
 Purpose 4 (preserving setting/character of historic towns); and  
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

**\*Green Belt Purposes (where applicable):**

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>P61</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	1%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; weakly against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate-high level of harm on the Green Belt due to the level of encroachment on countryside and weakening of the role of adjoining areas with regard to purpose 3. No sub-parcels were identified which would have less harm.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Very High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>(Comments on P61): If 66% of this site was housing this site could accommodate 1,943 homes. This site has good vehicular access potential, directly onto the A458 and A442.</p> <p>As part of a strategic settlement east of Bridgnorth Low Town this site lies the furthest south from the existing development and therefore has less sustainable transport potential.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	Large, complicated site from aerial photos. Much of site core and corridor of Environmental Network. CS17 Environmental Networks applies. Only very reduced numbers of housing possible as protection of Environmental Network would not be possible in open space provision. Suggest seek landscape advice. If GCN present then mitigation land will also reduce potential area for development. Part of Env. Network on site is plantation Ancient Woodland. Damage to AW must be avoided, see NPPF. AW must be buffered from the impacts of development and a buffer would be required to the woodland, reducing the remaining land available to development.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds close by and within 500m) Dormice, Badgers , Bats, nesting birds, plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), reptiles. More than half of this lies within and immediately adjacent to the Env. Network corridor. CS17 Environmental Networks applies. Area possible for development will greatly depend on surveys but will be greatly reduced, perhaps a small amount of development on few arable areas.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/priority habitat on site. If GCN present or priority habitats (field patterns look interesting), mitigation land will need to be provided.
<i>Ecology Comments Opportunities:</i>	Enhancement of environmental network by providing green links for residents. Use more than the minimum open space provision to protect existing biodiversity and provide biodiversity enhancements.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site falls partially within, and has potential to effect the setting of, Quatford Conservation Area. Site includes former historic parkland of Stanmoregove (HER PRN 07549) and has potential to effect setting of the associated Grade II Listed Stanmore Hall (NHLE ref. 1367568). May also effect the setting of Grade II listed Quatford Castle (NHLE ref. 1374849). Site includes a prehistoric cropmark pit alignment (HER PRN 28775). Scatter of metal detectorist finds and very large size suggests there may be other archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on character and appearance and setting of CA; impacts on non-designated parkland and settings of LBs; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	site contains protected woodland at the north. Large swathe of north, central and southern parts of site are covered in mature woodland.
<i>Tree Comments Other Constraints:</i>	mature trees, groups of trees, woodland and hedgerow around and within site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from adjacent woodland. Existing large blocks of woodland should remain undeveloped.
<i>Tree Comments Opportunities:</i>	use 20% canopy cover policy to enhance tree cover in association with future development. Retain fine trees within site as features in open space within any development and seek to expand existing woodland.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential noise close to the established industrial estate. Any significant scale development causing additional traffic movements into town requires air quality assessment. Landfill within 250m that requires assessment for potential landfill gas migration and impact on the proposed site.
<i>Public Protection Comments Management of Constraints:</i>	No residential in close proximity to industrial estate, increased noise attenuation through glazing and ventilation of and residential with line of sight to the industrial estate. AQ assessment likely to be required and mitigation stated. Contaminated land assessment and remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.

<b>Sustainability Appraisal Conclusion (Residential):</b>	Poor
<b>Sustainability Appraisal Conclusion (Employment):</b>	Poor

<b>Strategic Considerations:</b>	As the sites availability is currently unknown, the site is not considered suitable for allocation. Green Belt release would be required for allocation or safeguarding. It may have potential for future safeguarding but some high landscape and visual impact, proximity to industrial estate, trees, potential archaeological and other ecological interest, known pluvial flood risk are considerations. The site is also particularly sensitive in terms of potential impact on Quatford Conservation Area and environmental network. Development would need to be restricted to land outside the 1,000 year surface flood risk zone.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Power supply, safeguarding of environmental network
<b>Known Infrastructure Opportunities:</b>	enhancement of environmental network

<b>Potential for Windfall?</b>	no
<b>Potential for Allocation?</b>	no
<b>Recommendation</b>	Retain as Green Belt
<b>Reasoning</b>	Whilst the site could be suitable as part of a larger, planned mixed use scheme, the location, it is more remote from the existing development at Stanmore industrial estate and The Hobbins more sensitive in green belt, conservation area, landscape and visual impact terms and than the adjoining proposed employment allocation at P58a. It is also not promoted
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
 Purpose 2 (merging of neighbouring towns);  
 Purpose 3 (safeguarding countryside from encroachment);  
 Purpose 4 (preserving setting/character of historic towns); and  
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

**\*Green Belt Purposes (where applicable):**

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>P62</b>
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; weakly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a low- moderate level of harm on the Green Belt due to some encroachment on countryside. No sub-parcels were identified which would have less harm.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>(Comments on P62 and P63): If 66% of these sites was developed as housing they could accommodate 1,519 homes. P62 has good vehicular access potential, directly onto the A442 at several location. The section of P63 which straddles the A458 can only be access via an existing field gate on the north west corner of the A458 / A442 roundabout. It is very unlikely that this junction could be remodelled to accommodate a new link providing access to this area given the topographical and existing development constraints. The remainder of P63 has good vehicular access potential, directly onto the A442 at a number of locations but the ground level difference may limit these. As strategic settlement south of Bridgnorth Low Town these sites have a number of disadvantages. Their linear nature will limit the potential to create a compact layout which maximises sustainable travel for local trips and their proximity to existing facilities will restrict sustainable trips to neighbouring facilities during the initial phases of construction.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments</i> <i>Significant Constraints:</i>	None.
<i>Ecology Comments</i> <i>Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m) Dormice, Badgers , Bats, nesting birds, plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), reptiles.Small sections of site are immediately adjacent to the Env. Network corridor. CS17 Environmental Networks applies.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/priority habitat on site. If GCN present or priority habitats, mitigation land will need to be provided. Corridor link to be created using open space and green pedestrian routes between Env. Network in north west to that in south-east of the sites around the 50m contour.
<i>Ecology Comments</i> <i>Opportunities:</i>	Use open space and green pedestrian links to provide biodiversity enhancements. Sandy soils in this area suitable for restoration of unimproved sandy grasslands, currently lost in agricultural areas - no topsoil and natural regeneration will result in low-maintenance, high biodiversity swards.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Possible impacts on settings of Grade II listed Grange Cottage (NHLE ref.1053948) and 4-5 Danesford (NHLE ref. 1295289). Large size of site and cluster of metal detectorist finds suggests it may have other archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs, archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	belt of TPO woodland meets northern end of site.
<i>Tree Comments</i> <i>Other Constraints:</i>	mature trees and hedgerows around and within the separate portions of the site.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from adjacent woodland.
<i>Tree Comments</i> <i>Opportunities:</i>	use 20% canopy cover policy to enhance tree cover in association with future development. Retain fine trees within site as features in open space within any development and seek to expand existing woodland.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	Known noise close to the established industrial estate which causes complaint in the locality. Not considered acceptable to move more residents to the area.
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Any significant scale development causing additional traffic movements into town requires air quality assessment. Landfill within 250m that requires assessment for potential landfill gas migration and impact on the proposed site.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	No residential in close proximity to industrial estate, increased noise attenuation through glazing and ventilation of and residential with line of sight to the industrial estate. AQ assessment likely to be required and mitigation stated. Contaminated land assessment and remediation likely to be available.
<i>Public Protection Comments</i> <i>Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.

<b>Sustainability Appraisal Conclusion (Residential):</b>	Poor
<b>Sustainability Appraisal Conclusion (Employment):</b>	Poor

<b>Strategic Considerations:</b>	As the sites availability is currently unknown, the site is not considered suitable for allocation. Green Belt release would be required for allocation or safeguarding. It may have potential for future safeguarding but proximity to industrial estate, contamination, trees, potential archaeological and other ecological interest, known pluvial flood risk are considerations . The site is also particularly sensitive in terms of potential impact on a listed building. a Development would need to be restricted to land outside the 1,000 year surface flood risk zone. There are existing conflicts between noise generation by employment uses and local resident amenity concerns.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Power supply, safegaurding of environmental network
<b>Known Infrastructure Opportunities:</b>	enhancement of environmental network

<b>Potential for Windfall?</b>	no
<b>Potential for Allocation?</b>	no
<b>Recommendation</b>	Retain as Green Belt
<b>Reasoning</b>	The site it is located in Danesford close to the existing large industrial premises to the west , but not well connected to the built form of Bridgnorth and remote from existing development at Stanmore industrial estate and The Hobbins. The are existing issues with the compatibility of employment and residential uses . The site is also not promoted
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
 Purpose 2 (merging of neighbouring towns);  
 Purpose 3 (safeguarding countryside from encroachment);  
 Purpose 4 (preserving setting/character of historic towns); and  
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

**\*Green Belt Purposes (where applicable):**

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>STC001</b>
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	6%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	n/a
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	via Estate Road to A454
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes improvements of the existing estate road junction with the A454, including review of speed limit, will be funded by the development (linked with STC002 & STC004).
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Assuming any necessary improvements of the A454/A458 and A454/B4363 roundabout junctions are funded by the adjacent developments.

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	8
<i>Ecology Comments</i> <i>Significant Constraints:</i>	None.
<i>Ecology Comments</i> <i>Other Constraints:</i>	EclA required. Surveys for GCN (ponds on site and within 500m), Badgers , Bats, nesting birds, reptiles. Site surrounded by the Env. network (Stanmore Country Park) and CS17 applies.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/pond on site as part of landscaping. Open space to be provided should be linked by green corridors to Stanmore Country Park and other Env. Network..
<i>Ecology Comments</i> <i>Opportunities:</i>	Use open space and green pedestrian links to provide biodiversity enhancements. Sandy soils in this area suitable for restoration of unimproved sandy grasslands, currently lost in agricultural areas - no topsoil and natural regeneration will result in low-maintenance, high biodiversity swards.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site formally part of RAF Bridgnorth (HER PRN 29127) and formerly included part of Bridgnorth racecourse (HER PRN 32056).
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	site surrounded by woodland and containing belts of mature trees
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from woodland and seek to retain internal trees within open space.
<i>Tree Comments</i> <i>Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover and expand woodland in association with future development. Retain fine trees and woodland within site as features in open space within any development.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Con land likely from past land use. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Con land assessment likely to show remediation possible. AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments</i> <i>Opportunities:</i>	

<b>Sustainability Appraisal Conclusion (Residential):</b>	Fair
<b>Sustainability Appraisal Conclusion (Employment):</b>	Fair

<b>Strategic Considerations:</b>	Part of the former RAF site, the site is now an active and protected employment site inset within the Green Belt to the east of Bridgnorth. The site is separated from the built form of Bridgnorth but forms a self-contained employment site.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Power supply
<b>Known Infrastructure Opportunities:</b>	Links to Environmental network

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Maintain as employment site
<b>Reasoning</b>	This is an active and protected employment site
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

**\*Green Belt Purposes (where applicable):**

n/a

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>STC002</b>
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p>Within P57. The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel (p57) which performs weakly against purpose 2; strongly against purpose 3; with no contribution against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate level of harm on the Green Belt due to some encroachment on countryside within the parcel itself. No sub-parcels were identified which would have less harm.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	via Estate Road to A454 preferably not onto The Hobbins
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes improvements of the existing estate road junction with the A454, including review of speed limit, will be funded by the development (linked with STC001 & STC004).
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Assuming any necessary improvements of the A454/A458 and A454/B4363 roundabout junctions are funded by the adjacent developments.

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	8
<i>Ecology Comments Significant Constraints:</i>	Site entirely within the Environmental Network and CS17 Environmental Networks applies. Only reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds close to site boundary and within 500m) Dormice, Badgers , Bats, nesting birds, plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), reptiles. Site adjacent to the Env. network (Stanmore Country Park) and CS17 applies.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/priority habitat on site. If priority habitats present (looks likely), mitigation land will need to be provided. Open space to be provided should be next to and linked by green corridors to Stanmore Country Park. Reduced development area.
<i>Ecology Comments Opportunities:</i>	Use open space and green pedestrian links to provide biodiversity enhancements. Sandy soils in this area suitable for restoration of unimproved sandy grasslands, currently lost in agricultural areas - no topsoil and natural regeneration will result in low-maintenance, high biodiversity swards.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site formally part of RAF Bridgnorth (HER PRN 29127) and formerly included part of Bridgnorth racecourse (HER PRN 32056).
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	trees, groups of trees and scrub across site. Woodland adjacent east, south and west boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from woodland and seek to retain significant internal trees within open space.
<i>Tree Comments Opportunities:</i>	Expand adjacent woodland in association with future development. Retain fine trees within site as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	Industrial use abuts significant part of the site boundary. Placing residential here may restrict businesses on the industrial estate which is not considered acceptable.
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	

<b>Sustainability Appraisal Conclusion (Residential):</b>	Fair
<b>Sustainability Appraisal Conclusion (Employment):</b>	Fair

<b>Strategic Considerations:</b>	The site was formerly part of the RAF Stanmore site. Whilst the rest of the site was converted to an industrial estate, this component was allowed to naturalise. The site is in the Green Belt and forms part of the gap between Stanmore Industrial Estate and The Hobbins (residential). Green Belt release would be required for allocation or safeguarding. The site is closely associated with the adjacent Stanmore Industrial Estate. Residential uses would be inappropriate in relation to established industrial uses. A foul sewer through site, significant trees, woodland and environmental network role are significant considerations which would need to be taken into account.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Power supply; improvements of estate road junction with A454
<b>Known Infrastructure Opportunities:</b>	Not known

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	Yes
<b>Recommendation</b>	Allocate for employment
<b>Reasoning</b>	Employment provision as part of a wider, mixed use scheme, provides an opportunity to provide for the long term growth needs of Bridgnorth for an extended period, capitalising on the existing (ex military) land uses associated with the former Stanmore Camp. The proposed development, considered as a whole, would generate significant betterment in terms of access to open space on land adjacent to the existing development boundary for residents of Bridgnorth, together with significantly enhanced access to facilities, services and infrastructure for local residents and employees in the Stanmore area.
<b>If proposed for Allocation, Potential Capacity:</b>	To be considered as part of masterplan for wider area - 16ha of employment land to be allocated overall
<b>If proposed for Allocation Design Requirements:</b>	Highway access and relationship to existing industrial estate. Landscape buffering against adjacent residential uses.

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
 Purpose 2 (merging of neighbouring towns);  
 Purpose 3 (safeguarding countryside from encroachment);  
 Purpose 4 (preserving setting/character of historic towns); and  
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

**\*Green Belt Purposes (where applicable):**

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>STC003</b>
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p>Forms part of P60.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; with no contribution against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate level of harm on the Green Belt due to some encroachment on countryside. No sub-parcels were identified which would have less harm.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A458 and via Estate Road to A454
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes a new junction or improved junction on the A458.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Assuming any necessary improvements of the A454/A458 and A454/B4363 roundabout junctions are funded by the adjacent developments.

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	8
<i>Ecology Comments</i> <i>Significant Constraints:</i>	None.
<i>Ecology Comments</i> <i>Other Constraints:</i>	EclA required. Surveys for GCN (ponds close to site boundary and within 500m,) Dormice, Badgers , Bats, nesting birds, reptiles. Site adjacent to the Env. Network to north and south )Stanmore Country Park to north ) and CS17 applies.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/priority habitat on site. Open space to be provided should be next to and linked by green corridors to Stanmore Country Park.
<i>Ecology Comments</i> <i>Opportunities:</i>	Increase size and accessibility to Country Park.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site formally part of RAF Bridgnorth (HER PRN 29127).
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	group of TPO trees along part of eastern boundary
<i>Tree Comments</i> <i>Other Constraints:</i>	mature trees and hedges within and around site. Deciduous wooldand adjacent noerhtern boundary.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from woodland and seek to retain significant internal trees within open space.
<i>Tree Comments</i> <i>Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover and expand woodland in association with future development. Retain fine trees and woodland within site as features in open space within any development.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road to the south creating a noise source. Any significant scale development causing additional traffic movements into town requires air quality asserssment. Potential con land from past land use.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventillation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. AQ assessment likely to be required and mitigation stated. Con land assessment likely to be necessary and remediation likely to be available.
<i>Public Protection Comments</i> <i>Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.

<b>Sustainability Appraisal Conclusion (Residential):</b>	Fair
<b>Sustainability Appraisal Conclusion (Employment):</b>	Fair

<b>Strategic Considerations:</b>	The site lies to the south of Stanmore Country Park and a small group of dwellings at Stanmore. South of the site lies Stanmore Hall Touring Caravan Park. The site is located in the Green Belt and Green Belt release would be required for allocation or safeguarding. Whilst there natural environment considerations including TPO & significant trees these are generally a manageable constraints. However the site is not as well connected to the existing development at Stanmore Industrial Estate and The Hobbins being seperated by the Country Park and more closely linked with Stanmore.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Improved access /junction with A458
<b>Known Infrastructure Opportunities:</b>	environmental network enhancement and formation of linkage to Stanmore Country Park

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	No
<b>Recommendation</b>	Countryside / GB
<b>Reasoning</b>	Whilst the site could be suitable as part of a larger, planned mixed use scheme, its location is less favourable than other nearby sites for this purpose.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
 Purpose 2 (merging of neighbouring towns);  
 Purpose 3 (safeguarding countryside from encroachment);  
 Purpose 4 (preserving setting/character of historic towns); and  
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

**\*Green Belt Purposes (where applicable):**

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>STC004</b>
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p>Forms part of P57 &amp; P60</p> <p>Within P57. The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel (p57) which performs weakly against purpose 2; strongly against purpose 3; with no contribution against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate level of harm on the Green Belt. No sub-parcels were identified which would have less harm.</p> <p>Within P60. The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; with no contribution against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate level of harm on the Green Belt. No sub-parcels were identified which would have less harm.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A454
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes improvements of the existing estate road junction with the A454, including review of speed limit, will be funded by the development (linked with STC001 & STC002).
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Assuming any necessary improvements of the A454/A458 and A454/B4363 roundabout junctions are funded by the adjacent developments.

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	8
<i>Ecology Comments Significant Constraints:</i>	Existing country park and completely in the Environmental Network, largely woodland. CS17 Environmental Networks applies. Priority species present (invertebrates) which would require mitigation land.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds close to site boundary and within 500m,) Dormice, plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), Badgers , Bats, nesting birds, reptiles and invertebrates (priority spp present).
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance the whole country park.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site formally part of RAF Bridgnorth (HER PRN 29127), including site of the memorial monument, and formerly included part of Bridgnorth racecourse (HER PRN 32056).
<i>Heritage Comments Management of Constraints:</i>	RAF monument should be retained and given appropriate setting
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	site is covered by woodland
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the south creating a noise source. Any significant scale development causing additional traffic movements into town requires air quality assessment. Potential con land from past land use.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. AQ assessment likely to be required and mitigation stated. Con land assessment likely to be necessary and remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.

<b>Sustainability Appraisal Conclusion (Residential):</b>	Fair
<b>Sustainability Appraisal Conclusion (Employment):</b>	Fair

<b>Strategic Considerations:</b>	The site is an extensive Country Park located to the west of Stanmore Industrial Estate, forming part of the gap between the estate and the settlement of Bridgnorth. The site was formerly part of the RAF Stanmore site. The site is located in the Green Belt and is a Country Park with significant trees which forms part of the environmental network and has significant ecological value. These are significant considerations and the ability to understand, and mitigate if necessary, any loss would need to be considered through an assessment which considers whether the open space or facility is surplus to requirements or if the loss would be replaced by equivalent or better provision. Part of the site also forms a buffer between the Stanmore Industrial Estate and adjacent residential uses to the south.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	loss of non-surplus open space would be replaced by equivalent or better provision
<b>Known Infrastructure Opportunities:</b>	Not known

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	Yes
<b>Recommendation</b>	Part allocated as employment / local centre / POS. Part remains Countryside / GB
<b>Reasoning</b>	The site adjoins and links Stanmore and The Hobbins. Development as part of a wider, mixed use scheme, provides an opportunity to provide for the long term growth needs of Bridgnorth for an extended period, capitalising on the existing (ex military) land uses associated with the former Stanmore Camp. The proposed development, considered as a whole, would generate significant betterment in terms of access to open space on land adjacent to the existing development boundary for residents of Bridgnorth, together with significantly enhanced access to facilities, services and infrastructure for local residents and employees in the Stanmore area.
<b>If proposed for Allocation, Potential Capacity:</b>	To be considered as part of masterplan for wider area -
<b>If proposed for Allocation Design Requirements:</b>	To be considered as part of masterplan for wider area -

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
 Purpose 2 (merging of neighbouring towns);  
 Purpose 3 (safeguarding countryside from encroachment);  
 Purpose 4 (preserving setting/character of historic towns); and  
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

**\*Green Belt Purposes (where applicable):**

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>STC005</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p>Forms a very small part of P54.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; with no contribution against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm on the Green Belt due to the level of encroachment on countryside and the weakening of the role of adjoining areas with regard to purpose 3. The site STC005 equates to part of a sub-parcel within the south west of this parcel, adjoining The Hobbins, which was identified as having a moderate level of harm if released.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	The Hobbins and A454
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	8
<i>Ecology Comments</i> <i>Significant Constraints:</i>	None.
<i>Ecology Comments</i> <i>Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m) Dormice, Badgers , Bats, nesting birds, plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), reptiles. Site adjacent to the Env. network (Stanmore Country Park) and CS17 applies.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/priority habitat on site. If priority habitats present, mitigation land will need to be provided. Open space to be provided should be linked by green corridors to Stanmore Country Park and the open space in the existing development THB002.
<i>Ecology Comments</i> <i>Opportunities:</i>	Use open space and green pedestrian links to provide biodiversity enhancements. Sandy soils in this area suitable for restoration of unimproved sandy grasslands, currently lost in agricultural areas - no topsoil and natural regeneration will result in low-maintenance, high biodiversity swards.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Formerly included part of Bridgnorth racecourse (HER PRN 32056) and site also included former Royal Observer Core observation post (HER PRN 32791). Much of site appears to have been extensively levelled ?during construction of Stanmore Camp.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Consider retaining and conserving ROC observation post.
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	trees and hedgerows around site boundaries
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments</i> <i>Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Noise from road to west and south. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments</i> <i>Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.

<b>Sustainability Appraisal Conclusion (Residential):</b>	Fair
<b>Sustainability Appraisal Conclusion (Employment):</b>	Fair

<b>Strategic Considerations:</b>	The site is located in the Green Belt adjacent to residential dwellings in the Hobbins. Significant trees and ecological interest including linkage to the environmental network and open space will need to be taken into account. Green belt release would be required for allocation.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Waste water treatment capacity. A range of community services and infrastructure as part of a large scale planned mixed-use development. Separation distance and appropriate residential amenity protection measures
<b>Known Infrastructure Opportunities:</b>	open space linkage to Stanmore Country Park

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	yes
<b>Recommendation</b>	Part allocated as employment / local centre / POS.
<b>Reasoning</b>	The site has no significant constraints, would result in only moderate harm of release considered individually and relates well to the existing (ex military) Hobbins Estate and would provide long term capacity for future growth associated with proposals for a planned mixed use extension on adjacent land.
<b>If proposed for Allocation, Potential Capacity:</b>	To be considered as part of masterplan for wider area -
<b>If proposed for Allocation Design Requirements:</b>	To be considered as part of masterplan for wider area -

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
 Purpose 2 (merging of neighbouring towns);  
 Purpose 3 (safeguarding countryside from encroachment);  
 Purpose 4 (preserving setting/character of historic towns); and  
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

**\*Green Belt Purposes (where applicable):**

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>STC006</b>
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p>Forms a small part of P54 and relates to open area within the Hobbins . The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; with no contribution against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm on the Green Belt due to the level of encroachment on countryside and the weakening of the role of adjoining areas with regard to purpose 3. A sub-parcel including The Hobbins , was identified which would have a moderate level of harm if released.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	The Hobbins
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	

<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	8
<i>Ecology Comments</i> <i>Significant Constraints:</i>	None.
<i>Ecology Comments</i> <i>Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m), Badgers , Bats, nesting birds, plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), reptiles. Site adjacent to the Env. network (Stanmore Country Park) and CS17 applies.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/priority habitat on site. If priority habitats present, mitigation land will need to be provided. Open space to be provided should be linked by green corridors to Stanmore Country Park.
<i>Ecology Comments</i> <i>Opportunities:</i>	Judging by footpaths this site is already well used by local residents as open space - ideally it should remain so.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site formally part of RAF Bridgnorth (HER PRN 29127) and formerly included part of Bridgnorth racecourse (HER PRN 32056).
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	TPO tree to centre of southern boundary.
<i>Tree Comments</i> <i>Other Constraints:</i>	trees and groups of trees towards periphery of site
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees. Trees may prevent development of separate plot in south west corner.
<i>Tree Comments</i> <i>Opportunities:</i>	
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Noise from road to west and south. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments</i> <i>Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.

<b>Sustainability Appraisal Conclusion (Residential):</b>	Fair
<b>Sustainability Appraisal Conclusion (Employment):</b>	Fair

<b>Strategic Considerations:</b>	This is an area of open space within the Hobbins residential development with significant trees and potential ecological value. Development of the site is also compromised by its amenity value and the role of open space will need to be taken into account. These are significant considerations and the ability to understand, and mitigate if necessary, any loss would need to be considered through an assessment which considers whether the open space or facility is surplus to requirements or if the loss would be replaced by equivalent or better provision.
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	Waste water treatment capacity. A range of community services and infrastructure as part of a large scale planned mixed-use development. Separation distance and appropriate residential amenity protection measures
<b>Known Infrastructure Opportunities:</b>	open space linkage to Stanmore Country Park

<b>Potential for Windfall?</b>	No
<b>Potential for Allocation?</b>	Yes
<b>Recommendation</b>	Area to be removed from GB and allocated as employment / local centre / POS.
<b>Reasoning</b>	The site adjoins The Hobbins. The site has role as part of a wider, mixed use scheme, provides an opportunity to provide for the long term growth needs of Bridgnorth for an extended period, capitalising on the existing (ex military) land uses associated with the former Stanmore Camp. The proposed development, considered as a whole, would generate significant betterment in terms of access to open space on land adjacent to the existing development boundary for residents of Bridgnorth, together with significantly enhanced access to facilities, services and infrastructure for local residents and employees in the Stanmore area.
<b>If proposed for Allocation, Potential Capacity:</b>	To be considered as part of masterplan for wider area -
<b>If proposed for Allocation Design Requirements:</b>	To be considered as part of masterplan for wider area -

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
 Purpose 2 (merging of neighbouring towns);  
 Purpose 3 (safeguarding countryside from encroachment);  
 Purpose 4 (preserving setting/character of historic towns); and  
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

**\*Green Belt Purposes (where applicable):**

# Site Assessments for Alveley:

Alveley has been identified as a Community Hub within the Local Plan Review.

## Stage 1: Site Assessment

Stage 1 of the site assessment process was undertaken within the Strategic Land Availability Assessment (SLAA) available on the Shropshire Council website at:

<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-partial-review-2016-2036/evidence-base/>

This stage of assessment consisted of a strategic screen and review of sites. It will inform Stages 2 and 3 of the Site Assessment Process.

## Stage 2: Site Assessment

Stage 2 of the site assessment process represents a detailed screen of sites.

This screening exercise was informed by consideration of a sites availability, size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.

Specifically, in Community Hubs, sites will not proceed to Stage 2 of the site assessment process where:

1. There is uncertainty about whether the site is available for residential development.
2. The site is less than 0.2ha in size (unless there is potential for allocation as part of a wider site).
3. The strategic assessment of the site has identified a significant physical\*, heritage\*\* and/or environmental\*\* constraint identified within the strategic assessment of sites undertaken within the SLAA.

*Where a site meets one or more of these criteria, the relevant criteria will be highlighted in the table.*

\*Significant physical constraints:

1. The majority of the site is located within flood zones 2 and/or 3.
2. The site can only be accessed through flood zones 2 and/or 3.
3. The majority of the site contains an identified open space.
4. The site can only be accessed through an identified open space.
5. The topography of the site is such that development could not occur (apply cautiously).
6. The site is separated from the built form of the settlement (unless the land separating the site from the built form is also promoted and will progress through this screening).
7. The site is landlocked/does not have a road frontage (unless another promoted site will progress through this screening and could provide the site a road frontage for this site).
8. The site is more closely associated with the built form of an alternative settlement.

\*\*Significant environmental/heritage constraints:

1. The majority of the site has been identified as a heritage/environmental asset.

## Stage 3: Site Assessment

Stage 3 of the site assessment process involved a more detailed review of sites and selection of preferred site allocation. This stage was informed by:

- Assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers.
- Commissioned evidence base studies, including a Landscape and Visual Sensitivity Study; Strategic Flood Risk Assessment; and Green Belt Review.
- A Sustainability Appraisal.
- A Habitats Regulations Assessment.
- Consideration of infrastructure requirements and opportunities.
- Other strategic considerations and professional judgement.

**Stage 2 Site Assessments:**

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ALV001</b>
<b>Site Address:</b>	Land to south of Bridge Road, Alveley
<b>Settlement:</b>	Alveley
<b>Site Size (Ha):</b>	23.62
<b>Indicative Capacity (Dwellings):</b>	709
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	This is a large irregularly shaped site to the South of Alveley village consisting of a number of adjoining fields which are defined by hedgerow boundaries. Whilst predominately agricultural in character, there is limited residential development to the Eastern side consisting of a detached residential property with generous curtilage. The northern part of the site is enclosed by residential development (mainly off Bridge Road and Greenway Road and associated cul -de -sacs) which forms the settlement edge. Site includes ALV011 - Land S of Bridge Road; ALV009 Land adjacent to the Cleckars
<b>Surrounding Character:</b>	The northern portion of the site is enclosed by modern residential development which forms Alveley settlement edge. To the south the aspect is more rural with agricultural land adjoining and the fishing pool complexes associated with Townsend Farm and Pool Hall.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability*:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ALV002</b>
<b>Site Address:</b>	Land off Cooks Cross, Alveley
<b>Settlement:</b>	Alveley
<b>Site Size (Ha):</b>	3.40
<b>Indicative Capacity (Dwellings):</b>	102
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	This large, sloping site lies in Green Belt to the North east of Alveley village directly adjoining modern residential development . It is predominately agricultural in character but includes a large residential property and curtilage to the west and further property to the north of the parcel. There are significant trees and tree belts to the south of the site.
<b>Surrounding Character:</b>	The main built form of Alveley lies to the South. Whilst mainly rural, agricultural with a large farm directly to the north west of the site with tree belt screens there is a concentration of buildings to the north and west of the site. There are some clusters of residential development, a large warehouse ( potato delivery facility ) to the west & pub , carpark , bowls green and allotments to the East.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information*:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.</b>
<b>Availability*:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ALV003</b>
<b>Site Address:</b>	Land north of Cooks Cross, Alveley
<b>Settlement:</b>	Alveley
<b>Site Size (Ha):</b>	1.27
<b>Indicative Capacity (Dwellings):</b>	38
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Roughly rectangular parcel of land which lies in Green Belt to the North of Alveley village directly adjoining modern residential development . It is predominately agricultural in character, enclosed by hedgerows with a significant tree belt to the western site.
<b>Surrounding Character:</b>	The main built form of Alveley lies to the South. Whilst mainly rural, agricultural with a tree belt screens there is a concentration of buildings to the east of the site. There are some clusters of residential development ( Turley Green) & a large warehouse ( potato delivery facility ) to the East.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information*:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.</b>
<b>Availability*:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ALV004</b>
<b>Site Address:</b>	Land north of Birch Grove, Alveley
<b>Settlement:</b>	Alveley
<b>Site Size (Ha):</b>	3.89
<b>Indicative Capacity (Dwellings):</b>	117
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Roughly rectangular parcel of land which lies in Green Belt to the North of Alveley village directly adjoining modern residential development to the south/south east . It is predominately agricultural in character, enclosed by hedgerows with abutting residential curtilage boundaries. To the western boundary a watercourse is lined by trees.
<b>Surrounding Character:</b>	Mainly rural agricultural with the developed edge of the village to the South
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability*:</b>
<b>Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. A very small portion of the site is located in flood zones 2 and/or 3. The remaining area of the site may still have potential.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ALV005</b>
<b>Site Address:</b>	Land north of Honeybourne Road, Alveley
<b>Settlement:</b>	Alveley
<b>Site Size (Ha):</b>	4.37
<b>Indicative Capacity (Dwellings):</b>	131
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Roughly rectangular parcel of land which lies in Green Belt to the North of Alveley village directly adjoining modern residential development to the south . It is predominately agricultural in character, enclosed by hedgerows with abutting residential curtilage boundaries. To the eastern boundary a watercourse is lined by trees. The western side is bounded by a narrow country road
<b>Surrounding Character:</b>	Mainly rural agricultural with the developed edge of the village to the South
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability*:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</b> <b>A very small portion of the site is located in flood zones 2 and/or 3. The remaining area of the site may still have potential.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ALV006</b>
<b>Site Address:</b>	Land north of Daddlebrook Road, Alveley
<b>Settlement:</b>	Alveley
<b>Site Size (Ha):</b>	1.35
<b>Indicative Capacity (Dwellings):</b>	41
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A rectangular parcel of land which lies in Green Belt to the North East of Alveley village directly adjoining modern residential development to the West . It forms part of a larger field with no eastern boundary delineating the promoted site from the broader area ( including adjoining promoted site ALV007. It is predominately agricultural in character, partly enclosed by hedgerows with abutting residential curtilage boundaries to the west. .The southern side is adjoins and is bounded by Daddlebrook Road
<b>Surrounding Character:</b>	Mixed character. Mainly rural agricultural to the North with the developed edge of the village to the West and South & bowling green ( with associated facilities ) directly to the NW
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability*:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ALV007</b>
<b>Site Address:</b>	Land west of A442, Alveley
<b>Settlement:</b>	Alveley
<b>Site Size (Ha):</b>	1.05
<b>Indicative Capacity (Dwellings):</b>	32
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A rectangular parcel of land which lies in Green Belt to the North East and at the entrance to Alveley village off the A442. It forms part of a larger field( adjoining promoted site ALV006) with no western boundary delineating the promoted site from the broader area. It is predominately agricultural in character, partly enclosed by hedgerows with road boundaries to the southern and eastern sides, Daddlebrook Road & A442 respectively. The southern side adjoins and is bounded by Daddlebrook Road with an existing access off this road.
<b>Surrounding Character:</b>	Mixed character. Mainly rural agricultural to the North with the developed edge of the village to the West and South & bowling green ( with associated facilities ) directly to the N.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability*:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ALV009</b>
<b>Site Address:</b>	Land Adjacent to The Cleckars, Alveley
<b>Settlement:</b>	Alveley
<b>Site Size (Ha):</b>	1.41
<b>Indicative Capacity (Dwellings):</b>	42
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A compact, roughly rectangular low lying parcel of land which lies in Green Belt to the South East of Alveley village off the A442. It is predominately agricultural in character, partly enclosed by hedgerows with residential & A442 road boundaries to the northern and eastern sides respectively. The eastern side adjoins and is bounded by the A442 with an existing access off this shared with the access drive to the dwelling The Cleckars.
<b>Surrounding Character:</b>	Mixed character. Mainly rural agricultural to the West with the developed edge of the village to the North and the large residential dwelling curtilage to The Cleckars immediately to the SW.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability*:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ALV010</b>
<b>Site Address:</b>	Club House, Alveley
<b>Settlement:</b>	Alveley
<b>Site Size (Ha):</b>	0.23
<b>Indicative Capacity (Dwellings):</b>	7
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	Compact site at the entrance to Alveley village off Daddlebrook Road. It adjoins the recreation ground and the site is currently occupied by an existing social club building and associated buildings, parking & access. The site adjoins the A442 with access via Button Hall Close off the A442.
<b>Surrounding Character:</b>	The site is adjoined by the residential development and village hall, play area , recreation ground and facilities .
<b>Suitability Information: (from SLAA)</b>	Not Currently Suitable but Future Potential
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability*:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ALV011</b>
<b>Site Address:</b>	Land South of Bridge Road, Alveley
<b>Settlement:</b>	Alveley
<b>Site Size (Ha):</b>	2.32
<b>Indicative Capacity (Dwellings):</b>	70
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	This half moon shape site lies to the SE of Alveley adjoining and tucked within the gap between existing residential areas. It forms part of site ALV001. It is predominately agricultural in character, enclosed by hedgerows with some more mature trees particularly to the eastern side along the boundary watercourse. A number of these are protected by a tree preservation order.
<b>Surrounding Character:</b>	The site is adjoined and enclosed by modern residential development to the northern, western and eastern extent opening up to countryside lying to the south east.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability*:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ALV012</b>
<b>Site Address:</b>	West of The Rectory, Vicarage Bank, Alveley
<b>Settlement:</b>	Alveley
<b>Site Size (Ha):</b>	1.52
<b>Indicative Capacity (Dwellings):</b>	45
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a series of agricultural fields located to the west of Alveley. The northern portion of the site contains an agricultural barn.
<b>Surrounding Character:</b>	Character to north is predominantly agricultural. Character to the west is also primarily agricultural, although there is a large dwelling (the Old Vicarage) on a large plot immediately to the west of the southern portion of the site. Character to the south is a mix of agricultural and large rural dwellings on large lots. Character to the east is a mix of agricultural and residential.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information*:</b>	Currently Available
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability*:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>ALV013</b>
<b>Site Address:</b>	Warehouse Site, Turley Green, Alveley
<b>Settlement:</b>	Alveley
<b>Site Size (Ha):</b>	0.83
<b>Indicative Capacity (Dwellings):</b>	25
<b>Type of Site:</b>	Brownfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A large rectangular flat site which lies in Green Belt to the North of Alveley village off Cooks Cross. The site is occupied by large storage buildings with extensive area of hardstanding used for lorry parking and storage and distribution activities associated with the site occupant, a potato merchant. It is enclosed and screened by hedgerows with residential properties adjoining to the North/North East and across the road to the SW. The site has a road frontage and wide accesses off Cooks Cross Road to the SW.
<b>Surrounding Character:</b>	Character to east and west is predominantly agricultural. Character to north is a mix of residential and agricultural. Character to south is predominantly residential.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information*:</b>	Not Currently Available - Likely to become so
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	
<b>Availability*:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</b>
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>P71</b>
<b>Site Address:</b>	Land east of the A442, Alveley
<b>Settlement:</b>	Alveley
<b>Site Size (Ha):</b>	23.23
<b>Indicative Capacity (Dwellings):</b>	697
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	A very large parcel of land consisting of numerous agricultural fields located to the east of the A442 and development located along the A442.
<b>Surrounding Character:</b>	Character to the south and east is primarily agricultural. Character to the north is primarily residential. Character to the north is residential, beyond which it is agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information*:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability*:</b> As the sites availability for residential development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
<b>Size:</b>	
<b>Strategic Suitability**:</b>	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>P74</b>
<b>Site Address:</b>	Land at Hall Close Farm, Alveley
<b>Settlement:</b>	Alveley
<b>Site Size (Ha):</b>	3.80
<b>Indicative Capacity (Dwellings):</b>	114
<b>Type of Site:</b>	Mixed
<b>If mixed, percentage brownfield:</b>	Approx. 10%
<b>General Description:</b>	The site consists of a large rural dwelling and its curtilage; another dwelling/annexe (conversion of an existing granary); and surrounding agricultural fields.
<b>Surrounding Character:</b>	Character to south, east and west is predominantly agricultural. Character to north is a mix of agricultural and residential.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information*:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability*:</b> As the sites availability for residential development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
<b>Size:</b>	
<b>Strategic Suitability**:</b>	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>P75</b>
<b>Site Address:</b>	Land at Country Park Lane, Alveley
<b>Settlement:</b>	Alveley
<b>Site Size (Ha):</b>	8.49
<b>Indicative Capacity (Dwellings):</b>	255
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of two agricultural fields located to the south and east of Country Park Lane.
<b>Surrounding Character:</b>	Character to the south is predominantly agricultural. Character to the west is a mix of agricultural and open space (Severn Valley Country Park). Character to the north and east is a mix of agricultural and residential.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information*:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability*:</b> As the sites availability for residential development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
<b>Size:</b>	
<b>Strategic Suitability**:</b>	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>P76</b>
<b>Site Address:</b>	Land south of Vicarage Bank, Alveley
<b>Settlement:</b>	Alveley
<b>Site Size (Ha):</b>	5.70
<b>Indicative Capacity (Dwellings):</b>	171
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a series of agricultural fields located to the west of Alveley.
<b>Surrounding Character:</b>	Character to south and west is predominantly agricultural. Character to the east is predominantly residential. Character to the north is a mix of residential and agricultural.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information*:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability*:</b> As the sites availability for residential development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
<b>Size:</b>	
<b>Strategic Suitability**:</b>	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>P79</b>
<b>Site Address:</b>	Land north of St Mary's Church, Alveley
<b>Settlement:</b>	Alveley
<b>Site Size (Ha):</b>	10.05
<b>Indicative Capacity (Dwellings):</b>	302
<b>Type of Site:</b>	Greenfield
<b>If mixed, percentage brownfield:</b>	N/A
<b>General Description:</b>	The site consists of a series of agricultural fields and a disused quarry (now a SSSI) to the north-west of Alveley.
<b>Surrounding Character:</b>	Character to north and west is predominantly agricultural. Character to the east and south is a mix of agricultural and residential.
<b>Suitability Information: (from SLAA)</b>	Not Suitable
<b>Availability Information*:</b>	Availability Unknown
<b>Achievability/Viability Information:</b>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability*:</b> As the sites availability for residential development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
<b>Size:</b>	
<b>Strategic Suitability**:</b>	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site contains a SSSI, therefore this element of the site and an appropriate buffer is unsuitable for development. Any remaining area of the site may still have potential.
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Stage 3 Site Assessments:**

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>ALV001</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	4%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	11%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt - Performance:</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel P73 which performs weakly against purpose 2; moderately against purpose 3 and with no contribution against purpose 4.
<i>Green Belt - Implications of Release:</i>	The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate-high level of harm on the Green Belt as it would lead to a sense of encroachment within adjoining parcels and broader area weakening the role the land is playing in the Green Belt. However, a sub-parcel forming the northern part of this parcel, adjoining the settlement edge, was identified which would have a low-moderate level of harm if released and would not constitute substantial encroachment into Green Belt or significantly weaken the contribution of neighbouring areas.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A442 and the unnamed road running north to south on the western boundary of the site.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. The existing speed limits on the A442 and the unnamed road would need to be reviewed and extended with appropriate traffic calming and footways provided along the site frontage. Ideally a vehicular link should also be provided to Greenways Avenue and as many pedestrian links as possible into the existing housing along the northern boundary of the site. Potentially 708 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N.
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to the development funding a footway link within the highway on the west side of the A442 between the site and the unadopted road serving "The Woodlands" and other properties.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	Environmental Network including ponds, water course, hedgerows and woodland will reduce the developable area available.
<i>Ecology Comments Other Constraints:</i>	PROWS cross the site. Requires botanical survey, Ecla and surveys for bats (including transects), GCNs (ponds within 500m), badgers, reptiles, water voles, otters, white-clawed crayfish and nesting birds. The riparian habitat along the western, eastern and northern boundaries form Environmental Network corridors (and are TPO'd) and will have to be appropriately buffered. The ponds, hedgerows and woodland should be retained and adequately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on setting of Scheduled Monument of Pool Hall moated site (NHLE ref. 1019833) and associated Grade II* Pool Hall (NHLE ref. 1053225). Site includes the site of medieval and post-medieval Cleckars Mill (HER PRN 15719). Large size of site also suggests there may be wider archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of SM and LB; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	TPOs to northern site boundaries.
<i>Tree Comments Other Constraints:</i>	mature trees and hedges to the boundaries around and within the site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover on the site. Seek to incorporate large trees within open space rather than private gardens. Retain hedges where possible.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the west and east creating noise. Commercial buildings to the southwest.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<b><i>Sustainability Appraisal Conclusion:</i></b>	Not assessed

<b>Strategic Considerations:</b>	<p>This site is in Green Belt to the south of the Alveley. Alveley does not have any land safeguarded for future development. This is a very large site which incorporates promoted site ALV011 and is generally well related to the built form of Alveley adjoining the development boundary and being surrounded by the existing built form at its northern extent.</p> <p>The site has been considered in the Green Belt review and the northernmost part of the site is the least sensitive in relation to Green Belt release harm. Vehicular access to the site to the north is restricted by the existing built form and the need to cross a watercourse but access via the A442 could be achieved.</p> <p>The site incorporates an environmental network which would reduce developable area. The site has public rights of way crossing it, some significant trees hedgerows, proximity to listed buildings and there may be priority habitats and archaeological interest. Therefore detailed consideration of trees &amp; hedgerows, ecological &amp; heritage interest will be necessary in relation to development proposals.</p> <p>11% of the site is within 20m of a detailed river network and there is a very modest level of known pluvial flood risk which is unlikely to significantly reduce the capacity of the site for development. The design, layout of and access to the development will need to take into account watercourses, springs and ponds and surface water flood risk informed by a flood risk assessment.</p> <p>This is a large site which provides scope to address identified constraints.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Satisfactory access; footway extension; pedestrian links from the site north; speed limit review and extension.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>enhancement of environmental network and open space provision.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<p>This is a large site and development of the whole site would be out of scale with the village of Alveley and its needs and development would have significant impact on the Green Belt. It would therefore be difficult to justify its release. The area identified as being of lesser harm of Green Belt release to the North of the parcel is of a more appropriate scale but is subject to access constraints as it has no direct road frontage. There are also flooding issues. Acceptability of access from Meadowbrook Close, is being considered in relation to planning application for an affordable housing development on this part of the site. Limited affordable housing is potentially acceptable development in Green Belt and would meet identified local affordable housing need. Affordable housing with open space provision is a preferred use of this land.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

Green Belt Purposes (where applicable) \*:

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>ALV002</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	3%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt - Performance:</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within Green Belt parcel P70 which performs weakly against purpose 2; moderately against purpose 3 and with no contribution against purpose 4.
<i>Green Belt - Implications of Release:</i>	The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a low-moderate level of harm on the Green Belt as it may lead to a greater sense of encroachment on neighbouring parcels but would not significantly weaken the role neighbouring land is playing in the Green Belt. A sub-parcel forming the southern part of this parcel (relating to ALV006/007), adjoining the settlement edge, was identified which would have a low level of harm if released.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Cooks Cross
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. The site has multiple frontages onto Cooks Cross. Visibility standards may be difficult to achieve at an access point south of The Yews. However this section of site frontage would need to deliver the pedestrian / cycle link into the village. An access point on the northern frontage would require improvements to Cooks Cross. Potentially 102 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to a review of the operation of the Cooks Cross / A442 junction and the delivery of any necessary improvements to visibility. If the existing footway on the west side of Cooks Cross (which currently terminates at "Meadow Crest") can be extended within existing highway land.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, ECLA and surveys for bats (in trees), GCNs (ponds within 500m), badgers and nesting birds. The hedgerows and tree block (which is within an Env. Network corridor) will need to be appropriately buffered. A PROW crosses the site.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some archaeological potential
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hedgerows within and around site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Warehouse to the west.
<i>Public Protection Comments Management of Constraints:</i>	Consideration to noise mitigation however as other existing residential close to warehouse it is already having to control noise so may be no sig issue.
<i>Public Protection Comments Opportunities:</i>	
<b><i>Sustainability Appraisal Conclusion:</i></b>	Good

<b>Strategic Considerations:</b>	<p>This site is in Green Belt directly to the north of Alveley. Alveley does not have any land safeguarded for future development.</p> <p>The site is subject to some heritage and environmental constraints, adjoining an environmental network. There are no known significant physical constraints or barriers to servicing the site subject to establishment of an appropriate access.</p> <p>The site forms part of a parcel which is assessed as potentially being a less sensitive area for Green Belt release. It does not however have as strong a relationship with the built form of the as the adjoining parcels to the south which have a low level of harm of release.</p> <p>The sites availability is currently unknown therefore the site is not considered suitable for allocation. However it may have potential for safeguarding for future development.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Creation of appropriate access and any necessary improvements to A442 road junction.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Enhance environmental network.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Remove from Green Belt and safeguard for future development</p>
<b>Reasoning</b>	<p>The site forms part of a parcel which is assessed as potentially being a less sensitive area for Green Belt release and is not known to be subject to significant constraints. As the sites availability is currently unknown, the site is not considered suitable for allocation. The site also does not have as strong relationship with the built form of the as the adjoining parcels to the south which also have a lower level potential harm of release. However the site is appropriate for safeguarding for future development needs.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
 Purpose 2 (merging of neighbouring towns);  
 Purpose 3 (safeguarding countryside from encroachment);  
 Purpose 4 (preserving setting/character of historic towns); and  
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

Green Belt Purposes (where applicable) \*:

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>ALV003</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt - Performance:</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within Green Belt parcel P69 which performs weakly against purpose 2; moderately against purpose 3 and with no contribution against purpose 4.
<i>Green Belt - Implications of Release:</i>	The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm as it would constitute encroachment into the countryside, weakening role played by neighbouring parcels. A sub-parcel forming the southern part of this parcel, adjoining the settlement edge and fully encapsulating this site was identified which would have a moderate level of harm if released, as it would lead to a sense of encroachment; however this would be limited in its extent.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Cooks Cross
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Given scale of development at approximately 38 homes
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. If the existing footway on the west side of Cooks Cross (which currently terminates at "Meadow Crest") can be extended within existing highway land.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	Reduction in developable area available due to presence of trees.
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, Ecla and surveys for bats (in trees), GCNs (ponds within 500m), badgers, reptiles and nesting birds. The tree block and hedgerows should be retained and appropriately buffered, reducing the developable area available. PROWs cross the site.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	western side of site compromised by belt of mature trees
<i>Tree Comments Other Constraints:</i>	hedgerows and trees around site boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Ensure reasonable development stand-off from belt of mature trees . Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees.
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Warehouse along boundary to the north
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment. As it is onto of the warehouse site this is hard to control and considered not at all a good site.
<i>Public Protection Comments Opportunities:</i>	
<b><i>Sustainability Appraisal Conclusion:</i></b>	Good

<b>Strategic Considerations:</b>	<p>This site is in Green Belt directly to the north of Alveley. Alveley does not have any land safeguarded for future development.</p> <p>The site is subject to some heritage and environmental constraints, including mature trees and hedgerows, and tree cover would reduce development potential.</p> <p>Potential for access to the site within its boundary is constrained although there appears to be scope to achieve an appropriate access and an extension of the footway would also need to be achieved. There are no known flood issues but Public Rights of Way cross the site.</p> <p>The site forms part of a parcel which is assessed as more sensitive area for Green Belt release although this land is within a sub-parcel of moderate harm of release. There are also open views to the AONB to the west.</p> <p>The sites availability is currently unknown therefore the site is not considered suitable for allocation but it may have potential for safeguarding for future development.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Extension of the footway; buffer to environmental network /trees &amp; hedgerows.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Enhance environmental network.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<p>The site forms part of a sub parcel which is assessed as potentially being of moderate sensitivity in terms of Green Belt release. As the sites availability is currently unknown, the site is not considered suitable for allocation. The site is fairly open to the countryside and is not considered to have as strong relationship with the built form as land to the south ( particularly that bounded by Daddlebrook Road/A442) the which also have a lower level potential harm of release.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

Green Belt Purposes (where applicable) \*:

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>ALV004</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	8%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt - Performance:</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within Green Belt parcel P69 which performs weakly against purpose 2; moderately against purpose 3 and with no contribution against purpose 4.
<i>Green Belt - Implications of Release:</i>	The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm as it would constitute encroachment into the countryside, weakening role played by neighbouring parcels. A sub-parcel forming the southern part of this parcel, adjoining the settlement edge and fully encapsulating this site was identified which would have a moderate level of harm if released, as it would lead to a sense of encroachment; however this would be limited in its extent.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Birch Grove
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. If an access with appropriate visibility standard can be achieved as the site frontage is located on a bend in Birch Grove. Potentially 126 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, water voles, otters, white-clawed crayfish and nesting birds. The watercourse to the west of the site will need to be appropriately buffered and it forms part of the Env. Network.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	belt of woodland to western boundary and hedges to other boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover on the site. Seek to incorporate large trees within open space rather than private gardens.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Sewage works to the north may create occasional odours.
<i>Public Protection Comments Management of Constraints:</i>	Consideration of residential properties at closest part to sewage works.
<i>Public Protection Comments Opportunities:</i>	
<b><i>Sustainability Appraisal Conclusion:</i></b>	Fair

<b>Strategic Considerations:</b>	<p>This site is in Green Belt directly to the north of Alveley. Alveley does not have any land safeguarded for future development. The site is subject to some heritage and environmental constraints, with a watercourse to the west of the site forming part of an environmental network. Therefore detailed consideration of trees, hedgerows, ecological and archaeological interest will be necessary in relation to development proposals. There are also gas and main sewers crossing the site.</p> <p>8% of the site is within 20m of a detailed river network and there is a very small proportion of the site subject to known pluvial flood risk which is unlikely to significantly reduce the capacity of the site for development. The design, layout of and access to the development would need to take into account surface water flood risk informed by a flood risk assessment.</p> <p>Scope to create an acceptable access is impacted by site frontage, relationship to the bend in the road and the potential impacts of proximity to the sewage works on residential amenity are noted.</p> <p>The site forms part of a parcel which is assessed as more sensitive area for Green Belt release although this land is within a sub-parcel of moderate harm of release. The site adjoins the built form of Alveley but there are also open views to the AONB to the west and this is considered a less appropriate location for potential development than land further to the south east which also has lower level of harm of green belt release.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Acceptable access; buffer to environmental network /trees &amp; hedgerows.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Enhance environmental network.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<p>The site forms part of a sub parcel which is assessed as potentially being of moderate sensitivity in terms of Green Belt release. However, whilst adjoining the built form, the site is open to the countryside and is considered to be a more sensitive location than land to the south east which also has a lower level potential harm of green belt release.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

Green Belt Purposes (where applicable) \*:

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>ALV005</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	1%
<i>Percentage of site in Flood Zone 2:</i>	2%
<i>Percentage of site in Flood Zone 1:</i>	98%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	15%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt - Performance:</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within Green Belt parcel P69 which performs weakly against purpose 2; moderately against purpose 3 and with no contribution against purpose 4.
<i>Green Belt - Implications of Release:</i>	The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm as it would constitute encroachment into the countryside, weakening role played by neighbouring parcels. A sub-parcel forming the southern part of this parcel, adjoining the settlement edge and fully encapsulating this site was identified which would have a moderate level of harm if released, as it would lead to a sense of encroachment; however this would be limited in its extent.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Butter Cross single track road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. The existing speed limit would need to be extended and appropriate improvements made to the existing single track road along the frontage of the site.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The single track road that links the site to Alveley is unsuitable for additional traffic from potentially 135 homes. There is no pedestrian footway and improvements could only be achieved through the acquisition of third party land including building and retaining wall demolition.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, water voles, otters, white-clawed crayfish and nesting birds. The riparian habitat along the eastern boundary and the northern boundary form Environmental Network corridors and will have to be appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on setting of Alveley Conservation Area. No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of CA; archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	belt of woodland to north and eastern boundaries and hedges to other boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover on the site. Seek to incorporate large trees within open space rather than private gardens.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant constraints noted.
<b><i>Sustainability Appraisal Conclusion:</i></b>	Fair

<b>Strategic Considerations:</b>	<p>This site is in Green Belt directly to the north of Alveley. Alveley does not have any land safeguarded for future development. The site is subject to some physical, heritage and environmental constraints, including a gas main crossing the site and potential impacts on the conservation area and mature trees and hedgerows, particularly to boundaries. Therefore detailed consideration of trees, hedgerows, ecological and heritage interest would be necessary in relation to development proposals.</p> <p>15% of the site is within 20m of a detailed river network and there is a very modest level of known fluvial and pluvial flood risk which is unlikely to significantly reduce the capacity of the site for development. The design, layout of and access to any development would however need to consider surface water flood risk informed by a flood risk assessment.</p> <p>Scope to create an acceptable access to the site is however severely limited by the capacity of the single track road at the site frontage. Potential for access to the site and provision of footways would depend on acquisition of third party land and physical alterations.</p> <p>The site forms part of a parcel which is assessed as more sensitive area for Green Belt release although this land is within a sub parcel of moderate harm of release. The site also has an open aspect to the west and is considered to be a potentially more sensitive development location.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Acceptable access; buffer to environmental network /trees &amp; hedgerows.  Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Enhance environmental network.  Relevant supporting studies should be undertaken and their recommendations implemented.  See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<p>The site forms part of a sub parcel which is assessed as potentially being of moderate sensitivity in terms of Green Belt release. Whilst adjoining the built form, the site is open to the countryside and is considered to be a more sensitive location than land to the south east which also has a lower level potential harm of green belt release. The ability to achieve acceptable access to the site cannot currently be demonstrated</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
Purpose 2 (merging of neighbouring towns);  
Purpose 3 (safeguarding countryside from encroachment);  
Purpose 4 (preserving setting/character of historic towns); and  
Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

Green Belt Purposes (where applicable) \*:

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>ALV006</b>
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	TRUE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	1%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Green Belt - Performance:	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within Green Belt parcel P70 which performs weakly against purpose 2; moderately against purpose 3 and with no contribution against purpose 4.
Green Belt - Implications of Release:	The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a low-moderate level of harm on the Green Belt as it may lead to a greater sense of encroachment on neighbouring parcels but would not significantly weaken the role neighbouring land is playing in the Green Belt. A sub-parcel forming the southern part of this parcel, adjoining the settlement edge and fully encapsulating this site, was identified which would have a low level of harm if released.
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Daddlebrook Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Access onto Daddlebrook Road should ideally be shared with ALV007 and include pedestrian crossing facility to the south side of Daddlebrook Road. Potentially 42 homes.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	May require botanical survey. Requires Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds. The boundaries should be adequately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	trees to north, west and southern boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover on the site.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the south producing noise.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<b><i>Sustainability Appraisal Conclusion:</i></b>	Good

<b>Strategic Considerations:</b>	<p>This site is in Green Belt directly to the north of Alveley. Alveley does not have any land safeguarded for future development. The site is subject to some environmental constraints, including mature trees and hedgerows and tree cover may reduce development potential with buffering being required to boundaries. Therefore detailed consideration of trees &amp; hedgerows &amp; ecological interest will be necessary in relation to development proposals. There is a modest level of known pluvial flood risk which is unlikely to significantly reduce the capacity of the site for development. The design, layout of and access to the development will need to take into account surface water flood risk informed by a flood risk assessment. There appears to be scope to achieve an appropriate access in conjunction with ALV007 and there are no known significant physical site constraints. The site forms part of a sub- parcel which is assessed as a less sensitive area for Green Belt release.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Pedestrian crossing with ALV007. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Linkages to environmental network; enhanced recreational facilities. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>Yes</p>
<b>Recommendation</b>	<p>Allocate for housing /mixed use subject</p>
<b>Reasoning</b>	<p>The site is in Green Belt but is well related to the built form of Alveley with good access available. The site is known to be available and development in this location has potential to help integrate other recent development into the village and to provide enhanced recreational facilities. It forms part of a parcel which is assessed as being a lower sensitivity area for Green Belt release and is not known to be subject to significant constraints</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>35 dwellings with ALV007</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>ALV006/007 to be developed as a single site &amp; provide for replacement and improved community sports and recreation facilities (with supporting infrastructure such as carparking) replacing existing provision at Alveley Sports Club. Site layout should provide for future access to ALV002 development.</p>

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

Green Belt Purposes (where applicable) \*:

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>ALV007</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	8%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt - Performance:</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within Green Belt parcel P70 which performs weakly against purpose 2; moderately against purpose 3 and with no contribution against purpose 4.
<i>Green Belt - Implications of Release:</i>	The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a low-moderate level of harm on the Green Belt as it may lead to a greater sense of encroachment on neighbouring parcels but would not significantly weaken the role neighbouring land is playing in the Green Belt. A sub-parcel forming the southern part of this parcel, adjoining the settlement edge and fully encapsulating this site, was identified which would have a low level of harm if released.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Daddlebrook Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Access onto Daddlebrook Road should ideally be shared with ALV006 and include pedestrian crossing facility to the south side of Daddlebrook Road. Potentially 33 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	May require botanical survey. Requires Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds. The hedgerows should be adequately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	belt of young plantation to northern boundary and hedges to east and southern boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover on the site.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the south and east.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<b><i>Sustainability Appraisal Conclusion:</i></b>	Good

<b>Strategic Considerations:</b>	<p>This site is in Green Belt directly to the north of Alveley. Alveley does not have any land safeguarded for future development.</p> <p>The site is subject to some environmental constraints, including mature trees and hedgerows and tree cover may reduce development potential with buffering being required to boundaries. Therefore detailed consideration of trees &amp; hedgerows &amp; ecological interest will be necessary in relation to development proposals.</p> <p>There is a modest level of known pluvial flood risk which is unlikely to significantly reduce the capacity of the site for development. The design, layout of and access to the development will need to take into account surface water flood risk informed by a flood risk assessment.</p> <p>There appears to be scope to achieve an appropriate access in conjunction with ALV006 and there are no known significant physical site constraints.</p> <p>The site forms part of a sub- parcel which is assessed as a less sensitive area for Green Belt release.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Pedestrian crossing with ALV006.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Linkages to environmental network; enhanced recreational facilities.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>Yes</p>
<b>Recommendation</b>	<p>Allocate for housing/mixed use subject</p>
<b>Reasoning</b>	<p>The site is in Green Belt but is well related to the built form of Alveley with good access available. The site is known to be available and development in this location has potential to help integrate other recent development into the village and to provide enhanced recreational facilities. It forms part of a parcel which is assessed as being a lower sensitivity area for Green Belt release and is not known to be subject to significant constraints</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>35 dwellings with ALV006</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>ALV006/007 to be developed as a single site &amp; provide for replacement and improved community sports and recreation facilities (with supporting infrastructure such as carparking) replacing existing provision at Alveley Sports Club. Site layout should provide for future access to ALV002 development.</p>

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

Green Belt Purposes (where applicable) \*:

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>ALV009</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	1%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt - Performance:</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within Green Belt parcel P72 which performs weakly against purpose 2; moderately against purpose 3 and with no contribution against purpose 4.
<i>Green Belt - Implications of Release:</i>	The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate level of harm on the Green Belt as it may lead to a greater sense of encroachment on a neighbouring parcel. A sub-parcel forming the northern part of this parcel adjoining the settlement edge and encapsulating this site was identified, which would have a low-moderate level of harm if released.
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A442
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Subject to a review and extension of the existing speed limit and provision of appropriate traffic calming. Also provision of a footway along the site frontage. Potentially 34 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to the development funding a footway link within the highway on the west side of the A442 between the site and the unadopted road serving "The Woodlands" and other properties.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	A PROW crosses the site. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds. The hedgerows/scrub should be adequately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hedges to the site boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover on the site.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the east creating noise.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<b><i>Sustainability Appraisal Conclusion:</i></b>	Good

<b>Strategic Considerations:</b>	<p>This site is in Green Belt directly to the south of Alveley. Alveley does not have any land safeguarded for future development.</p> <p>The site is subject to some environmental constraints, including mature trees and hedgerows, particularly to boundaries. Therefore detailed consideration of trees, hedgerows and ecological interest would be necessary in relation to development proposals.</p> <p>A public right of way also crosses the site. There is an ordinary watercourse to the west of the site with associated known highway and neighbour flooding. The design, layout of and access to any development would however need to consider flood risk informed by a flood risk assessment.</p> <p>There is scope to create an acceptable access to the site from the A442, but a footway would be required. The site forms part of a parcel which is assessed as of moderate sensitivity for Green Belt release, although this land is within a sub parcel of low- moderate harm of release.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Acceptable access; Provision of footway/speed limit extension and traffic calming.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Linkages to environmental network; contribution to flood management.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>Yes</p>
<b>Recommendation</b>	<p>Allocate for housing</p>
<b>Reasoning</b>	<p>The site is in Green Belt but is well related to the built form of Alveley with suitable access likely to be available. The site is known to be available and development in this location has potential to help integrate other recent development into the village and to provide enhanced recreational facilities. It forms part of a parcel which is assessed as being a low sensitivity area for Green Belt release and is not known to be subject to significant constraints</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>35 dwellings</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>Ecological interest, mature trees and hedgerows &amp; the public right of way which crosses the site would need to be taken into account in scheme design</p>

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

Green Belt Purposes (where applicable) \*:

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>ALV010</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt - Performance:</i>	N/A
<i>Green Belt - Implications of Release:</i>	N/A
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Daddlebrook Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. The proposed access point is close to the Daddlebrook Road / A442 junction and visibility for traffic to the right when turning out of the site junction may be restricted but it is likely that a suitable access junction can be achieved given the small scale - potentially 6 homes - of the development site.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 250m), badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	site is currently entirely hard standing / buildings
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	no significant trees on site. Opportunity for new tree planting, subject to substantial ground preparation
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the east creating noise.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<b><i>Sustainability Appraisal Conclusion:</i></b>	Good

<b>Strategic Considerations:</b>	<p>This small site is in within the existing built form and development boundary for Alveley. There are existing buildings ( in use as a club building) and hardstanding on the site currently and no known significant physical or environmental constraints., There is an existing access to the site and potential scope to achieve an appropriate access to service small scale development</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Acceptable access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Replacement club facility. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>Yes</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>No allocation</p>
<b>Reasoning</b>	<p>The site is within built form of Alveley and could be suitable for infill development assessed against policies in the adopted Plan including an assessment of the impact of the loss of the community facility and consideration of any replacement which is proposed .</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

Green Belt Purposes (where applicable) \*:

N/A

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>ALV011</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	6%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	26%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt - Performance:</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel P73 which performs weakly against purpose 2; moderately against purpose 3 and with no contribution against purpose 4.
<i>Green Belt - Implications of Release:</i>	The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate -high level of harm on the Green Belt as it would lead to a sense of visual encroachment within adjoining parcels and broader area weakening the role the land is playing in the Green Belt. However, a sub-parcel forming the northern part of this parcel, including this site and adjoining the settlement edge, was identified which would have a low-moderate level of harm if released and would not constitute substantial encroachment into Green Belt or significantly weaken the contribution of neighbouring areas.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Assumes the site can link to Green Ley's Crescent and/or Meadowbrook Close.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Potentially 68 homes
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	Only reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision.
<i>Ecology Comments Other Constraints:</i>	A PROW crosses the site. Requires Ecla and surveys for bats, GCNs (ponds within 500m), plants (possible species-rich semi-improved grassland needs botanical survey)badgers, reptiles, water voles, otters, white-clawed crayfish and nesting birds. The riparian habitat along the eastern and northern boundaries form Environmental Network corridor (and are TPO'd) and will have to be appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	TPO oak tree on western boundary and TPO belt of trees around northern and eastern boundaries.
<i>Tree Comments Other Constraints:</i>	mature trees and groups of trees and hedges around site boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover on the site. Seek to incorporate large trees within open space rather than private gardens.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant constraints noted.
<b><i>Sustainability Appraisal Conclusion:</i></b>	Good

<b>Strategic Considerations:</b>	<p>This site is in Green Belt to the south of Alveley. Alveley does not have any land safeguarded for future development. The site is well related to the built form of Alveley adjoining the development boundary and being surrounded by the existing built form.</p> <p>The site has been considered in the Green Belt review and the northernmost part of the site is the least sensitive in relation to Green Belt release harm. Vehicular access to the site is restricted by the existing built form and the need to cross a watercourse.</p> <p>26% of the site is within 20m of a detailed river network, there is a modest level of known pluvial flood risk and it is understood there has been some flooding on the site which will need to be addressed. The design, layout of and access to any development would need to consider surface water flood risk informed by a flood risk assessment.</p> <p>The site incorporates an environmental network which could reduce the developable area. The site has also public rights of way crossing it, some significant trees hedgerows, and there may be priority habitats and archaeological interest. Therefore detailed consideration of trees &amp; hedgerows, ecological &amp; heritage interest will be necessary in relation to development proposals.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Acceptable access; safeguard environmental network.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Flood management.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<p>The site is well related to the built up extent of Alveley and is an area identified as being of lesser harm of Green Belt release. However it is subject to access constraints as it has no direct road frontage. There are also flooding issues. Acceptability of access from Meadowbrook Close, is being considered in relation to planning application for an affordable housing development on this part of the site. Limited affordable housing is potentially acceptable development in Green Belt and would meet identified local affordable housing need. Affordable housing with open space provision is a preferred use of this land.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

Green Belt Purposes (where applicable) \*:

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>ALV012</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt - Performance:</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel P79 which performs weakly against purpose 2; strongly against purpose 3 and weakly against purpose 4.
<i>Green Belt - Implications of Release:</i>	The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm on the Green Belt as it would lead to a sense of visual encroachment within neighbouring parcels and a broader area, significantly weakening the role the land is playing in the Green Belt. However, a sub-parcel forming the southern part of this parcel (including part of this site), adjoining the settlement edge, was identified which would have a moderate level of harm if released.
<i>Landscape Considerations: (from the LVSS)</i>	High
<i>Visual Impact Considerations: (from the LVSS)</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Vicarage Bank
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The section of Vicarage Bank that links the site to Alveley is narrow with no footways and third party land would be required to provide a footway.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds. The hedgerows should be adequately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	Likely negative impact on setting of Grade II* listed St Mary's Church (NHLE ref. 1053191). Site is located partially within the Alveley Conservation Area and development also likely to have a negative impact on it's character and appearance and setting.
<i>Heritage Comments Other Constraints:</i>	Potential impacts on settings of Grade II listed buildings of Church Farm House (NHLE ref. 1176626) and Church View (NHLE ref. 1053196). Location on edge of historic core of village suggests site may have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs; impact on character and appearance and setting of CA, archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	southern half of site is within conservation area
<i>Tree Comments Other Constraints:</i>	mature trees and groups of trees and hedges to site boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover on the site. Seek to incorporate large trees within open space rather than private gardens.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Quarry land historically to the north, possible contaminated land should there have been any filled land.
<i>Public Protection Comments Management of Constraints:</i>	Contaminated land if present likely to be remediated.
<i>Public Protection Comments Opportunities:</i>	
<b><i>Sustainability Appraisal Conclusion:</i></b>	Poor

<b>Strategic Considerations:</b>	<p>This site is in Green Belt West of Alveley. Alveley does not have any land safeguarded for future development.</p> <p>The site is subject to significant heritage constraints and environmental considerations, including potential impacts on the listed Church, the conservation area, landscape and mature trees and hedgerows, particularly to boundaries. Therefore, detailed consideration of potential contamination, trees, landscape, hedgerows, ecological and heritage interest would be necessary in relation to development proposals.</p> <p>There is a modest level of known pluvial flood risk which is unlikely to significantly reduce the capacity of the site for development. The design, layout of and access to any development would however need to consider surface water flood risk informed by a flood risk assessment.</p> <p>Scope to create an acceptable access to the site is however severely limited by the capacity of the single track road at the site frontage. Potential for access to the site and provision of footways would depend on acquisition of third party land.</p> <p>The site forms part of a parcel which is assessed as more sensitive area for Green Belt release although the southern part of this site is within a sub-parcel of moderate harm of release. The site also has an open aspect to the west and is considered to be a potentially more sensitive development location.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Acceptable access, need to address heritage concerns.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<p>Part of the site (southern element) forms part of a sub parcel which is assessed as potentially being of moderate sensitivity in terms of Green Belt release, the remainder (northern element) is located within an area of high sensitivity in terms of Green Belt release. Whilst adjoining the village, the site is visually sensitive as well being sensitive in relation to the conservation area and other heritage assets. The ability to achieve acceptable access to the site also cannot currently be demonstrated.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
Purpose 2 (merging of neighbouring towns);  
Purpose 3 (safeguarding countryside from encroachment);  
Purpose 4 (preserving setting/character of historic towns); and  
Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

Green Belt Purposes (where applicable) \*:

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>ALV013</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt - Performance:</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within Green Belt parcel P69 which performs weakly against purpose 2; moderately against purpose 3 and with no contribution against purpose 4.
<i>Green Belt - Implications of Release:</i>	The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm as it would constitute encroachment into the countryside, weakening role played by neighbouring parcels. A sub-parcel forming the southern part of this parcel, adjoining the settlement edge and fully encapsulating this site was identified which would have a moderate level of harm if released, as it would lead to a sense of encroachment; however this would be limited in its extent.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Cooks Cross
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Given scale of development at approximately 25 homes
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. If the existing footway on the west side of Cooks Cross (which currently terminates at "Meadow Crest") can be extended within existing highway land.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds. The hedgerows should be adequately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedgerows and mature trees around site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover on the site. Seek to incorporate large trees within open space rather than private gardens.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Past commercial activity on site - possible contamination.
<i>Public Protection Comments Management of Constraints:</i>	Contaminated land if present likely to be remediated.
<i>Public Protection Comments Opportunities:</i>	
<b><i>Sustainability Appraisal Conclusion:</i></b>	Good

<b>Strategic Considerations:</b>	<p>This site is in Green Belt directly to the north of Alveley. Alveley does not have any land safeguarded for future development.</p> <p>The site is occupied by a potato storage and distribution business with extensive areas of hardstanding and large storage buildings on the site, displacement of the use together with potential contamination will require due consideration.</p> <p>The site is also subject to some heritage and environmental constraints, including mature trees and hedgerows particularly at boundaries. Therefore, detailed consideration of trees, landscape, hedgerows and ecological interest would be necessary in relation to development proposals.</p> <p>There is potential for access to the site from Cooks Cross but it needs to be demonstrated that an extension of the footway can also be achieved.</p> <p>The site forms part of a parcel which is assessed as more sensitive area for Green Belt release although this site is within a sub-parcel of moderate harm of release.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Acceptable access &amp; footway.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<p>The site forms part of a sub parcel which is assessed as potentially being of moderate sensitivity in terms of Green Belt release. The site is somewhat separated from the settlement of Alveley and there may be issues facilitating pedestrian access to services and facilities in the village unless a footway can be provided. The site is separated from identified sites proposed for allocation and the preferred strategy is for safeguarded land which adjoins proposed allocations.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

Green Belt Purposes (where applicable) \*:

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>P71</b>
Coal Authority Reference Area?	FALSE
Mineral Safeguarding Area?	FALSE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Green Belt - Performance:	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within Green Belt parcel P71 which performs weakly against purpose 2; moderately against purpose 3 and with no contribution against purpose 4.
Green Belt - Implications of Release:	The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm as it would constitute encroachment into the countryside. A narrow sub-parcel forming part of the western element of this parcel, adjoining the settlement edge and containing a small element of this site was identified which would have a moderate level of harm if released.
Landscape Considerations: (from the LVSS)	Medium-Low and not assessed.
Visual Impact Considerations: (from the LVSS)	Medium-Low and not assessed.
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	A442 and Romsley Lane
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y to A442. The two sections of site frontage on the A442 are within the speed limit but a review will be required and suitable estate road accesses for potentially 696 homes could be delivered. N to Romsley Road. Although the site controls sufficient frontage onto Romsley Lane to deliver suitable access points and improvements the sections of Romsley Road beyond the site frontage would limit the level of traffic that could be accommodated.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. The A442 beyond the site frontage is suitable, however the sections of Romsley Lane north and south of the site frontage are not suitable and improvements could not be delivered. The village facilities are on the opposite (west side) of the A442 so crossing facilities would need to be provided. The A442 represents a psychological barrier to sustainable transport trips into the village.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	Reduction in developable area available due to presence of ponds.
<i>Ecology Comments Other Constraints:</i>	There are a number of ponds on the site. Ponds (priority habitat) should be retained, buffered and connectivity increased, which will reduce the developable area available. If GCNs are present in any of the ponds, buffers of at least 50m are likely to be required. Requires botanical survey, ECLA and surveys for bats (in trees), GCNs (ponds within 500m), badgers, reptiles and nesting birds. The hedgerows will need to be appropriately buffered. PROWs cross the site
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Potential impact on settings of Grade II listed Squirrel Inn (NHLE ref. 1053228) and St. Peter's Finger (NHLE ref. 1053770) . No known archaeological interest but very large size of site suggests it may have some archaeological potential
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of LBs; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedgerows and mature trees and groups of trees around and within site
<i>Tree Comments Management of Constraints:</i>	due to size of site - full EIA and landscape character assessment and VIA. At a smaller scale - Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	use 20% canopy cover policy to plant trees and woodland within site. large area of land so affords opportunity to integrate existing trees and groups of trees within a matrix of open space and natural habitat. Expand woodland adjacent southern boundary.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road to the west.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<b><i>Sustainability Appraisal Conclusion:</i></b>	Fair

<b>Strategic Considerations:</b>	<p>The site is separated from the built form of Alveley by the A442.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation. However it may have potential for future safeguarding.</p> <p>The existing highway is not considered suitable for traffic associated with the development at the access point, however it is considered that it can be made so via an access onto the A442 - subject to a review of speed limits and suitable estate road access. It would not be achievable through an access onto Romsley Lane. The development would also require off-site highway works to the A442 beyond the site frontage and a crossing of the A442.</p> <p>The site is also subject to some heritage and environmental constraints, including ponds on the site, which are a priority habitat and may have protected species associated with them, mature trees and hedgerows, potential impact on the setting of listed buildings and archaeological interest. Therefore, detailed consideration of these factors would be necessary in relation to development proposals.</p> <p>The road to the west of the site may be a potential source of noise.</p> <p>The site forms part of a parcel which is assessed as more sensitive area for Green Belt release although a small portion of this site is within a sub-parcel of moderate harm of release.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<p>The site is separated from the built form of Alveley by the A442.</p> <p>The site forms part of a parcel which is assessed as more sensitive area for Green Belt release although a small portion of this site is within a sub-parcel of moderate harm of release.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
 Purpose 2 (merging of neighbouring towns);  
 Purpose 3 (safeguarding countryside from encroachment);  
 Purpose 4 (preserving setting/character of historic towns); and  
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

Green Belt Purposes (where applicable) \*:

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>P74</b>
Coal Authority Reference Area?	TRUE
Mineral Safeguarding Area?	TRUE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	2%
Percentage of the site in the 1,000 year surface flood risk zone:	5%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Green Belt - Performance:	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel P74 which performs weakly against purpose 2; strongly against purpose 3 and no contribution against purpose 4.
Green Belt - Implications of Release:	The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate-high level of harm on the Green Belt as it would lead to a sense of encroachment into the countryside and neighbouring parcels, weakening the role the land is playing in the Green Belt.
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Unnamed Road leading out of village in a southerly direction
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Assumes the development will deliver a suitable estate road access for potentially 114 homes and a review and extension of the existing speed limit and any necessary traffic calming and a footway along the site frontage. AND/OR access is provided via the private drive to Hall Close Farm with appropriate improvements.
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes the development will deliver a suitable estate road access for potentially 114 homes and a review and extension of the existing speed limit and any necessary traffic calming and a footway along the site frontage. AND/OR access is provided via the private drive to Hall Close Farm with appropriate improvements.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	

<i>Ecology Comments Significant Constraints:</i>	Reduction in developable area available due to presence of GCNs and tree blocks.
<i>Ecology Comments Other Constraints:</i>	There is a known GCN breeding pond on the site and another pond adjacent to the northern boundary that may contain GCNs. A buffer of at least 50m around the ponds are likely to be required, reducing the developable area available. Requires botanical survey, Ecla and surveys for bats (in buildings and trees), GCNs (ponds within 500m), badgers, reptiles and nesting birds. The tree blocks and hedgerows will need to be appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes Grade II listed Hall Close (NHLE ref. 1053190) and archaeological earthworks (including two former quarries - HER PRNs 30125 & 30179) associated with it.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on LB & its setting; archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	western half of site compromised by woodland and groups of mature trees
<i>Tree Comments Other Constraints:</i>	hedgerows and mature trees and groups of trees around and within site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Ensure reasonable development stand-off from woodland.
<i>Tree Comments Opportunities:</i>	integrate existing trees and groups of trees within a matrix of open space and natural habitat.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Historic landfill on site. Road noise to the east.
<i>Public Protection Comments Management of Constraints:</i>	Con land remediation may be possible. Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<b><i>Sustainability Appraisal Conclusion:</i></b>	Fair

<b>Strategic Considerations:</b>	<p>This site is in Green Belt south-west of Alveley. Alveley does not have any land safeguarded for future development. Whilst the site adjoins the development boundary to the north east it is not well related to the main built up area of Alveley</p> <p>The site is subject to heritage and environmental constraints including potential impacts on listed buildings, ponds, protected species, mature trees and hedgerows which will reduce developable area available. Detailed consideration of trees, hedgerows and ecological interest would be necessary in relation to development proposals.</p> <p>There is a modest level of known pluvial flood risk which is unlikely to significantly reduce the capacity of the site for development. The design, layout of and access to any development would however need to consider surface water flood risk informed by a flood risk assessment.</p> <p>There is scope to create an acceptable access to the site and there are no known significant physical constraints.</p> <p>the site may contain contaminated land and the road to the east is a potential source of noise.</p> <p>The site forms part of a Green Belt parcel which is assessed as of moderate-high harm of release. The site also has an open aspect to the west with views to the AONB and seven valley and is considered to be a potentially more sensitive development location.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation. However it may have potential for future safeguarding.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Acceptable access, footway and speed limit revision . Buffers to ponds, trees and hedgerows. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<p>The site forms a Green Belt parcel which is assessed as potentially being of moderate-high sensitivity in terms of Green Belt release.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation.</p> <p>There is concern about the potential impact of development of the site on heritage and environmental assets.</p> <p>Whilst the site adjoins the development boundary to the north east it is not well related to the main built up area of Alveley and more sensitive in Green Belt terms. It is therefore not considered an appropriate location for safeguarding for future development.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	<p>n/a</p>
<b>If proposed for Allocation Design Requirements:</b>	<p>n/a</p>

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);  
Purpose 2 (merging of neighbouring towns);  
Purpose 3 (safeguarding countryside from encroachment);  
Purpose 4 (preserving setting/character of historic towns); and  
Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

Green Belt Purposes (where applicable) \*:

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>P75</b>
Coal Authority Reference Area?	TRUE
Mineral Safeguarding Area?	TRUE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	1%
Percentage of the site in the 1,000 year surface flood risk zone:	4%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Green Belt - Performance:	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel P75 which performs weakly against purpose 2; strongly against purpose 3 and weakly against purpose 4.
Green Belt - Implications of Release:	The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate-high level of harm on the Green Belt as it would lead to a sense of encroachment and weaken the role neighbouring parcels are playing in the Green Belt. However, a sub-parcel forming the eastern part of the parcel and this site, adjoining the settlement edge, was identified which would have a moderate level of harm if released.
Landscape Considerations: (from the LVSS)	Medium and High
Visual Impact Considerations: (from the LVSS)	Medium and High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Unnamed road leading to Severn Valley Park visitors centre and via private drive that leads to Hall Close Farm.
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. If the private drive to Hall Close Farm is improved to estate road standard (including the access point onto the highway where there appears to be sufficient land to deliver visibility standards) for potentially 254 homes.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Assumes access will be via an improved private drive to Hall Close Farm. The section of the unnamed road between the site and the village is single track and the development would not be able to deliver an improvement scheme without third party land.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	Reduction in developable area available due to presence of a pond.
<i>Ecology Comments Other Constraints:</i>	There is a pond on the site that may contain GCNs. If GCNs are present, a buffer of at least 50m around the pond is likely to be required, reducing the developable area available. Requires Ecla and surveys for bats (in buildings and trees), GCNs (ponds within 500m), badgers, reptiles and nesting birds. The hedgerows will need to be appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes Grade II listed Barn N of Hall Close (NHLE ref. 1053190) and has potential to impact on setting of Grade II listed Hall Close (NHLE ref. 1053190). No known archaeological interest but large size of site suggests it may have some archaeological potential
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on LBs & their settings; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedgerows and occasional trees around site boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Landfill within 250m and old gravel pit on site.
<i>Public Protection Comments Management of Constraints:</i>	Con land remediation likely to be possible.
<i>Public Protection Comments Opportunities:</i>	
<b><i>Sustainability Appraisal Conclusion:</i></b>	Fair

<b>Strategic Considerations:</b>	<p>This site is in Green Belt West of Alveley. Alveley does not have any land safeguarded for future development. Whilst the site adjoins the development boundary to the east it is not well related to the main built up area of Alveley.</p> <p>The site is subject to heritage and environmental constraints including potential impacts on listed buildings, ponds, protected species, mature trees and hedgerows, which will reduce developable area available. Detailed consideration of trees, hedgerows and ecological interest would be necessary in relation to development proposals.</p> <p>There is a modest level of known pluvial flood risk which is unlikely to significantly reduce the capacity of the site for development. The design, layout of and access to any development would however need to consider surface water flood risk informed by a flood risk assessment.</p> <p>The scope to create an acceptable access to the site would require third party land and this is a significant constraint.</p> <p>The site forms a Green Belt parcel which is assessed as of moderate-harm of release although a sub parcel, containing the eastern portion of this site, with lesser harm is identified. The site also has an open aspect to the west with views to the AONB and seven valley and is considered to be a potentially more sensitive development location.</p> <p>There is an old gravel pit on the site and a landfill within 250m.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation. However it may have potential for future safeguarding.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<p>The site forms a Green Belt parcel which is assessed as potentially being of moderate-high sensitivity in terms of Green Belt release, although there is a portion of this site which is within a sub-parcel the release of which would have moderate impact.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation.</p> <p>There is concern about the potential impact of development of the site on heritage and environmental assets.</p> <p>Whilst the site adjoins the development boundary to the east it is not well related to the main built up area of Alveley and is more sensitive in Landscape and Green Belt terms than sites to the north east of Alveley. The ability to create an acceptable access is also dependent on land outside the site. It is therefore not considered an appropriate location for safeguarding for future development.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

Green Belt Purposes (where applicable) \*:

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>P76</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	2%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt - Performance:</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel P76 which performs weakly against purpose 2; moderately against purpose 3 and weakly against purpose 4.
<i>Green Belt - Implications of Release:</i>	The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm on the Green Belt as it would lead to a strong sense of encroachment and weaken the role neighbouring parcels are playing in the Green Belt. However, a sub-parcel forming the eastern part of this parcel and site, adjoining the settlement edge, was identified which would have a moderate level of harm if released.
<i>Landscape Considerations: (from the LVSS)</i>	High
<i>Visual Impact Considerations: (from the LVSS)</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Vicarage Bank and unnamed road leading to Severn Valley Park visitors centre.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	N. Although the site controls sufficient frontage onto Vicarage Bank and the unnamed road to deliver suitable access points and improvements the sections of these roads that lead to the village beyond the frontages would limit the level of traffic that could be accommodated. The site has the potentiality to deliver 171 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The section of Vicarage Bank that links the site to Alveley is narrow with no footways and third party land would be required to provide a footway. The section of unnamed road between the site and the village is single track and the development would not be able to deliver an improvement scheme without third party land.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats (in trees), GCNs (ponds within 500m), badgers, reptiles and nesting birds. The hedgerows will need to be appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site partially within and within immediate setting of Alveley Conservation Area and potential impact on settings of a number listed buildings within the core of the village. No known archaeological interest but large size of site and proximity to historic core suggests it may have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on character and appearance of CA; settings of LBs; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	northern section of site within conservation area
<i>Tree Comments Other Constraints:</i>	hedgerows and mature trees and groups of trees within and around site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Expand belt of trees along southern edge of conservation area boundary
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No sig constraints.
<b><i>Sustainability Appraisal Conclusion:</i></b>	Fair

<b>Strategic Considerations:</b>	<p>As the sites availability is currently unknown, the site is not considered suitable for allocation. However it may have potential for future safeguarding. This site is in Green Belt West of Alveley.</p> <p>Alveley does not have any land safeguarded for future development. Whilst the site adjoins the development boundary to the east it is not well related to the main built up area of Alveley.</p> <p>The site is subject to significant heritage constraints and environmental considerations, including potential impacts on the listed buildings, the conservation area, landscape and mature trees and hedgerows. Therefore, detailed consideration of trees, landscape, hedgerows, ecological and heritage interest would be necessary in relation to development proposals.</p> <p>There is a modest level of known pluvial flood risk which is unlikely to significantly reduce the capacity of the site for development. The design, layout of and access to any development would however need to consider surface water flood risk informed by a flood risk assessment.</p> <p>Scope to create an acceptable access to the site is however severely limited by the capacity of the single track road at the site frontage.</p> <p>The site forms part of a parcel which is assessed as more sensitive area for Green Belt release although this there is a sub-parcel containing an element of this site with moderate harm of release.</p> <p>The site also has an open aspect to the west and is considered to be a potentially more sensitive development location with high landscape and visual impact.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<p>The site forms a Green Belt parcel which is assessed as potentially being of moderate-high to moderate sensitivity in terms of Green Belt release.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation. There is concern about the potential impact of development of the site on heritage and environmental assets.</p> <p>Whilst the site adjoins the development boundary to the east it is not well related to the main built up area of Alveley, capacity of local roads are limited and an appropriate access therefore not available. It is more sensitive in Landscape and Green Belt terms than sites to the north east of Alveley. It is therefore not considered an appropriate location for safeguarding for future development.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

Green Belt Purposes (where applicable) \*:

**Site Assessment - Stage 3**

<b>Site Reference:</b>	<b>P79</b>
Coal Authority Reference Area?	TRUE
Mineral Safeguarding Area?	TRUE
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	1%
Percentage of the site in the 1,000 year surface flood risk zone:	1%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Green Belt - Performance:	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel P79 which performs weakly against purpose 2; strongly against purpose 3 and weakly against purpose 4.
Green Belt - Implications of Release:	The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm on the Green Belt as it would be substantial encroachment into the countryside and significantly weaken the role neighbouring parcels are playing in the Green Belt. However, a sub-parcel forming the eastern part of this parcel and site, adjoining the settlement edge, was identified which would have a moderate level of harm if released.
Landscape Considerations: (from the LVSS)	High
Visual Impact Considerations: (from the LVSS)	High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Vicarage Bank and Butter Cross single track road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. The existing speed limit would need to be extended and appropriate improvements made to the existing Butter Cross single track road along the frontage of the site.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. The single track road that links the site to Alveley is unsuitable for additional traffic from potentially 301 homes. There is no pedestrian footway and improvements could only be achieved through the acquisition of third party land including building and retaining wall demolition. Also the section of Vicarage Bank that links the site to Alveley is narrow with no footways and third party land would be required to provide a footway.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	

<i>Ecology Comments Significant Constraints:</i>	Reduction in developable area available due to presence of a SSSI, woodland and pond.
<i>Ecology Comments Other Constraints:</i>	There is a SSSI on the site (core habitat of the Env. Network) and the woodland forms Env. Network corridor and buffer. This must be retained and appropriately buffered, reducing the developable area available. There is a pond on the site that may contain GCNs. If GCNs are present, a buffer of at least 50m around the pond is likely to be required, reducing the developable area available. Requires Ecla and surveys for bats (in trees), GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site within immediate setting of Alveley Conservation Area and potential impact on settings of a number listed buildings within the core of the village, including Grade II* Church of St Mary (NHLE ref. . Includes former quarry (HER PRN 07048) and large size suggests it may otherwise have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of CA; settings of LBs; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	large area of woodland compromises centre-north of site
<i>Tree Comments Other Constraints:</i>	hedgerows and mature trees within and around site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees. Ensure reasonable development stand-off from woodland.
<i>Tree Comments Opportunities:</i>	Ensure development stand-off from existing woodland and expand if possible, linking to the belt of trees / woodland to the east. integrate existing trees and groups of trees within the site in a matrix of open space and natural habitat.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Old quarry on site. Possible road noise to boundaries.
<i>Public Protection Comments Management of Constraints:</i>	Con land remediation may to be possible. Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
<b><i>Sustainability Appraisal Conclusion:</i></b>	Poor

<b>Strategic Considerations:</b>	<p>As the sites availability is currently unknown, the site is not considered suitable for allocation. However it may have potential for future safeguarding. This site is in Green Belt West of Alveley. Alveley does not have any land safeguarded for future development. Whilst the site adjoins the development boundary to the east it is not well related to the main built up area of Alveley.</p> <p>The site is subject to significant heritage constraints and environmental considerations, including potential impacts on the listed buildings, the conservation area, landscape and mature trees and hedgerows. Therefore, detailed consideration of trees, landscape, hedgerows, ecological and heritage interest would be necessary in relation to development proposals.</p> <p>There is a modest level of known pluvial flood risk which is unlikely to significantly reduce the capacity of the site for development. The design, layout of and access to any development would however need to consider surface water flood risk informed by a flood risk assessment.</p> <p>Scope to create an acceptable access to the site is however severely limited by the capacity of the single track road at the site frontage.</p> <p>The site is a former quarry and there is possible road noise to boundaries.</p> <p>The site forms part of a parcel which is assessed as more sensitive area for Green Belt release although this there is a sub-parcel containing an element of this site with moderate harm of release.</p> <p>The site also has an open aspect to the west and is considered to be a potentially more sensitive development location with high landscape and visual impact.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation. However it may have potential for future safeguarding.</p>
<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Known Infrastructure Opportunities:</b>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<b>Potential for Windfall?</b>	<p>No</p>
<b>Potential for Allocation?</b>	<p>No</p>
<b>Recommendation</b>	<p>Retain as Green Belt</p>
<b>Reasoning</b>	<p>The site forms a Green Belt parcel which is assessed as potentially being of moderate-high to moderate sensitivity in terms of Green Belt release.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation.</p> <p>There is concern about the potential impact of development of the site on heritage and environmental assets.</p> <p>Whilst the site adjoins the development boundary to the east it is not well related to the main built up area of Alveley and is more sensitive in Landscape and Green Belt terms than sites to the north east of Alveley. It is therefore not considered an appropriate location for safeguarding for future development.</p>
<b>If proposed for Allocation, Potential Capacity:</b>	
<b>If proposed for Allocation Design Requirements:</b>	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

Green Belt Purposes (where applicable) \*:

# Site Assessments for Ditton Priors:

Ditton Priors has been identified as a Community Hub within the Local Plan Review.

## Stage 1: Site Assessment

Stage 1 of the site assessment process was undertaken within the Strategic Land Availability Assessment (SLAA) available on the Shropshire Council website at:

<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-partial-review-2016-2036/evidence-base/>

This stage of assessment consisted of a strategic screen and review of sites. It will inform Stages 2 and 3 of the Site Assessment Process.

## Stage 2: Site Assessment

Stage 2 of the site assessment process represents a detailed screen of sites.

This screening exercise was informed by consideration of a sites availability, size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.

Specifically, in Community Hubs, sites will not proceed to Stage 2 of the site assessment process where:

1. There is uncertainty about whether the site is available for residential development.
2. The site is less than 0.2ha in size (unless there is potential for allocation as part of a wider site).
3. The strategic assessment of the site has identified a significant physical\*, heritage\*\* and/or environmental\*\* constraint identified within the strategic assessment of sites undertaken within the SLAA.

*Where a site meets one or more of these criteria, the relevant criteria will be highlighted in the table.*

\*Significant physical constraints:

1. The majority of the site is located within flood zones 2 and/or 3.
2. The site can only be accessed through flood zones 2 and/or 3.
3. The majority of the site contains an identified open space.
4. The site can only be accessed through an identified open space.
5. The topography of the site is such that development could not occur (apply cautiously).
6. The site is separated from the built form of the settlement (unless the land separating the site from the built form is also promoted and will progress through this screening).
7. The site is landlocked/does not have a road frontage (unless another promoted site will progress through this screening and could provide the site a road frontage for this site).
8. The site is more closely associated with the built form of an alternative settlement.

\*\*Significant environmental/heritage constraints:

1. The majority of the site has been identified as a heritage/environmental asset.

## Stage 3: Site Assessment

Stage 3 of the site assessment process involved a more detailed review of sites and selection of preferred site allocation. This stage was informed by:

- Assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers.
- Commissioned evidence base studies, including a Landscape and Visual Sensitivity Study; Strategic Flood Risk Assessment; and Green Belt Review.
- A Sustainability Appraisal.
- A Habitats Regulations Assessment.
- Consideration of infrastructure requirements and opportunities.
- Other strategic considerations and professional judgement.

**Stage 2 Site Assessments:**

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>DNP001</b>
<i>Site Address:</i>	Land to the north-east of Spinney Cottage, Bent Lane, south of Ditton Priors
<i>Settlement:</i>	Ditton Priors
<i>Site Size (Ha):</i>	0.28
<i>Indicative Capacity (Dwellings):</i>	9
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A small rectangular site to the north of Bent Lane at its junction of South Road and Oakwood Rd that is currently used for agricultural purposes. The site is separated from Ditton Priors as indicated by the development boundary by approx. 190m.
<i>Surrounding Character:</i>	To the opposite side of South Rd is the dwelling "The Dingle". Otherwise the site is surrounded by agricultural land beyond which are scattered dwellings.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information*:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability*:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	<b>The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.</b>
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>DNP002</b>
<i>Site Address:</i>	Land north of Station Road, Ditton Priors
<i>Settlement:</i>	Ditton Priors
<i>Site Size (Ha):</i>	3.88
<i>Indicative Capacity (Dwellings):</i>	116
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage brownfield:</i>	
<i>General Description:</i>	A large site known as Oak Farm set within a total estate of 12ha and run by Shropshire Council as a working farm which provides a day service for adults with learning difficulties providing training in agriculture and horticulture. The site is located to the north eastern side of the village adjacent to Brown Clee School. The site sits adjacent to, but outside of, the development boundary.
<i>Surrounding Character:</i>	The site is adjacent to Brown Clee School which sits to the south west of the site. Station Rd forms the south eastern boundary to the opposite side of which is predominantly residential development. To the remaining sides of the site is agricultural land.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability*:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>DNP003</b>
<i>Site Address:</i>	Land at Ditton Priors
<i>Settlement:</i>	Ditton Priors
<i>Site Size (Ha):</i>	6.37
<i>Indicative Capacity (Dwellings):</i>	191
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A large irregularly-shaped site adjacent to, but outside of, the development boundary of Ditton Priors which sits behind the development along the southern side of Station Rd, to the rear to the industrial estate to the east and behind South Rd to the west of the site. The site slopes gently down from N-S and is used for agricultural purposes. The site also incorporates Site DNP008 which is assessed separately
<i>Surrounding Character:</i>	The site is surrounded by a mix of used including a GP surgery, the rear of dwellings and the rear of the Ditton Prior Industrial estate. To the south the site is bound by further agricultural land.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability*:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>DNP004</b>
<i>Site Address:</i>	Land south of Station Road, Ditton Priors
<i>Settlement:</i>	Ditton Priors
<i>Site Size (Ha):</i>	8.66
<i>Indicative Capacity (Dwellings):</i>	260
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A large irregularly shaped site that sits behind the development on the southern side of Station Road and to the east of Ditton Priors Trading Estate. To its centre Brown Clee Rd forms a peninsula of development from Station Rd into the site. The site is predominantly agricultural in nature and slopes down gently N-S. To the south of the site is a Severn Trent Water sewerage plant. To the site's north east is a series of buildings currently used for commercial/business purposes
<i>Surrounding Character:</i>	To the west of the site is the rear of the Ditton Priors Trading Estate adjacent to which, to the north west along Station Rd is the Brown Clee Rd development which forms a peninsula into the site. To the north east of the site is a number of low density dwellings. To the east is agricultural land whilst to the south is a large tract of land historically used by the military as munitions storage now used for a variety of purposes including agriculture and storage
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.</b>
<b>Availability*:</b>	
<b>Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>DNP005</b>
<i>Site Address:</i>	Land north-west of South Road, Ditton Priors
<i>Settlement:</i>	Ditton Priors
<i>Site Size (Ha):</i>	1.32
<i>Indicative Capacity (Dwellings):</i>	40
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A flat ovaloid piece of land comprised of two small fields in agricultural use. The site sits within the development and conservation area boundaries and is in close proximity to the village centre.
<i>Surrounding Character:</i>	The site is bound by South Road to the east and south and the remaining sides largely by low density dwellings and small adjacent fields in agricultural use.
<i>Suitability Information: (from SLAA)</i>	Suitable - subject to assessment and management of physical, environmental and/or heritage constraints
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability*:</b>
<b>Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>DNP006</b>
<i>Site Address:</i>	Land at the junction of Chapel Lane and South Road, Ditton Priors
<i>Settlement:</i>	Ditton Priors
<i>Site Size (Ha):</i>	0.49
<i>Indicative Capacity (Dwellings):</i>	15
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A small, flat site comprised of the eastern part of a field in agricultural use. The site sits within the conservation area boundary and adjacent to the development boundary at the southern extent of the village.
<i>Surrounding Character:</i>	The site is bound by South Road to the east and its junction with Chapel Lane to its southernmost tip. The site is bordered to its remaining sides by low density dwellings and small adjacent fields in agricultural use.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability*:</b>
<b>Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>DNP007</b>
<i>Site Address:</i>	Land to the South of Station Road, Ditton Priors
<i>Settlement:</i>	Ditton Priors
<i>Site Size (Ha):</i>	0.99
<i>Indicative Capacity (Dwellings):</i>	30
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site comprises two fields to the south and east of South Road and to the west of a lane with no name. To the site's east and west it lies behind the curtilages of other properties but has a frontage to South Road to the North. The site is flat and is currently used for agricultural purposes.
<i>Surrounding Character:</i>	The north of the site is bound by South Rd site and to its east and west by a properties variously used for residential, retail and agricultural purposes. To the south of the site is further agricultural land.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability*:</b>
<b>Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>DNP008</b>
<i>Site Address:</i>	Rear of Stevlyn, Ditton Priors
<i>Settlement:</i>	Ditton Priors
<i>Site Size (Ha):</i>	1.15
<i>Indicative Capacity (Dwellings):</i>	34
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site is formed of a long (320m approx.), narrow (40m approx.) strip of land in agricultural use to the east of which lies the Ditton Prior Trading estate and to the west further agricultural land. The land previously was used as part of a railway line.
<i>Surrounding Character:</i>	To the north and north west of the site is residential development fronting onto Station Rd whilst the remainder of the western side of the site is bordered by further agricultural land (which forms the bulk of site DNP003 of which DNP008 forms the eastern-most portion) and also to the south. To the east of the site is the rear of the Ditton Priors Trading Estate.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability*:</b>
<b>Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>DNP009</b>
<i>Site Address:</i>	Land off Derrington Road, Adjacent to Brown Clee Primary School, Ditton Priors
<i>Settlement:</i>	Ditton Priors
<i>Site Size (Ha):</i>	4.39
<i>Indicative Capacity (Dwellings):</i>	132
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site lies behind Oak Farm (site DNP002 of this study) and Brown Clee School from Station Rd. A large site, it is used for agricultural purposes and comprises of a single wing-shaped field that is gently undulating. The land is adjacent to but outside of the development boundary.
<i>Surrounding Character:</i>	To the south of the site lies Brown Clee Primary School and Oak Farm (a day centre for adults with learning difficulties with training facilities in agriculture and horticulture) and to the west residential development on Derrington Rd. The remainder of the site is bound by agricultural land.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability*:</b>
<b>Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>DNP010</b>
<i>Site Address:</i>	Land off Station Road, Ditton Priors
<i>Settlement:</i>	Ditton Priors
<i>Site Size (Ha):</i>	2.33
<i>Indicative Capacity (Dwellings):</i>	70
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	An area of gently undulating land that appears currently vacant but maintained or in agricultural use. The site is to the south of Station Road and east of Brown Clee Rd and sits to the rear of the associated properties. From aerial photography there is evidence of previous development on the site but it is unclear what this was.
<i>Surrounding Character:</i>	To its north western side the site sits behind the properties on Station Rd and Brown Clee Rd whilst to the east there is a commercial premises behind which sits agricultural land which is also to the south and south west. Within the agricultural land to the south of the site is located a sewerage farm.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability*:</b>
<b>Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Site Assessment - Stage 2**

<b>Site Reference:</b>	<b>DNP011</b>
<i>Site Address:</i>	Land to the North Derrington Road, Ditton Priors
<i>Settlement:</i>	Ditton Priors
<i>Site Size (Ha):</i>	1.15
<i>Indicative Capacity (Dwellings):</i>	35
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Site comprises a field in agricultural use (arable) at the junction of two roads from the north.
<i>Surrounding Character:</i>	Land to the west, north and east is in agricultural use, land to the south is in residential use.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
<b>Conclusion:</b>	<b>Availability*:</b>
<b>Size:</b>	
<b>Strategic Suitability**:</b>	
<b>Summary:</b>	<b>Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.</b>

\*A site is considered to be available for residential development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

\*\*Commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

**Stage 3 Site Assessments:**

### Site Assessment - Stage 3

<b>Site Reference:</b>	<b>DNP005</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	5%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	9%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	19%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	28%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Not assessed
<i>Visual Impact Considerations: (from the LVSS)</i>	Not assessed

<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	South Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes suitable access junction and footway provided at site frontage on west side of South Road.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Provided pedestrian access can be achieved to St John's Court as South Road into village can not be improved (insufficient highway width) to provide a continuous footway and stainable access to village and local services e.g. GP
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	Northern and eastern boundaries are Env. Network corridors. EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds required. Hedgerows will need to be buffered. A PROW runs along the western boundary and part of the northern boundary.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	Site comprises a significant area of open space in the centre of the Ditton Priors Conservation Area - development would be likely to have a detrimental impact upon its character and appearance
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site located in the historic core of the settlement and likely to have significant archaeological interest.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on character and appearance and setting of CA; archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	conservation area
<i>Tree Comments</i> <i>Other Constraints:</i>	belt of mature trees and hedgerows around and across site.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees.
<i>Tree Comments</i> <i>Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Retain fine trees and hedge within site as features in open space within any development.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Possible road noise to the east.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise.
<i>Public Protection Comments</i> <i>Opportunities:</i>	

<b>Sustainability Appraisal Conclusion:</b>	-7
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<b>Strategic Considerations:</b>	Site is a significant and visually sensitive open space within the Conservation Area which recognises the historic core of the village and within the DB. SA performance is relatively poor, and flags potential heritage impacts, limited accessibility to some local services and potential loss of higher grade agricultural land.
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<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented.
<b>Known Infrastructure Opportunities:</b>	None identified

<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	Retain as undeveloped land
<b>Reasoning</b>	Visual impact of development would have a significant detrimental impact on the character and appearance of the Conservation Area.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

### Site Assessment - Stage 3

<b>Site Reference:</b>	<b>DNP006</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High

<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Chapel Lane and South Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes suitable access junction and footway provided at site frontage on west side of South Road.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. It is unlikely that a suitable standard continuous pedestrian route can be delivered into the village from this site.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments Other Constraints:</i>	EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds required. Hedgerows will need to be buffered. A PROW runs along the western tip of the site.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site largely within Ditton Priors Conservation Area. Site located in the historic core of the settlement and likely to have significant archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on character and appearance and setting of CA; archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	Design of any development would need to be of a high standard
<i>Tree Comments Significant Constraints:</i>	part conservation area
<i>Tree Comments Other Constraints:</i>	hedgerows around site and group of trees adjacent south-west boundary
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible road noise to the east.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise.
<i>Public Protection Comments Opportunities:</i>	

<b>Sustainability Appraisal Conclusion:</b>	-6
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<b>Strategic Considerations:</b>	Site is located largely within the Conservation Area, adjacent to but outside the development boundary to the SW of the village in a peripheral location some distance from many village services. SA performance is relatively poor, and flags potential heritage impacts, limited accessibility to some local services and potential loss of higher grade agricultural land.
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<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented.
<b>Known Infrastructure Opportunities:</b>	None identified

<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Unclear how an acceptable pedestrian access to the village could be achieved. Site is further from centre of village and many services than alternative sites.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

### Site Assessment - Stage 3

<b>Site Reference:</b>	<b>DNP007</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	14%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High

<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	South Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes suitable access junction and footway provided at site frontage on south side of South Road.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. It is unlikely that a suitable standard continuous pedestrian route can be delivered into the village from this site.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	Southern boundary is an Env. Network corridor. Botanical survey may be required. EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds required. Hedgerows will need to be buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site partially within Ditton Priors Conservation Area. Site located in the historic core of the settlement and likely to have significant archaeological interest.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on character and appearance and setting of CA; archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	Design of any development would need to be of a high standard
<i>Tree Comments</i> <i>Significant Constraints:</i>	part conservation area
<i>Tree Comments</i> <i>Other Constraints:</i>	hedgerows around and across site. Scattered scrub in northern field. Belt of trees links south-west corner of site to large area of woodland to the south .
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments</i> <i>Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Enhance connectivity with link to large woodland to south-west
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road noise to north. Agri buildings to the southeast of the site.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. Primarily separation from agricultural buildings, particularly if they could be used for housing livestock.
<i>Public Protection Comments</i> <i>Opportunities:</i>	

<b>Sustainability Appraisal Conclusion:</b>	-6
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<b>Strategic Considerations:</b>	Site is located largely within the Conservation Area, adjacent to but outside the development boundary to the SW of the village in a peripheral location some distance from many village services. SA performance is relatively poor, and flags potential heritage impacts, limited accessibility to some local services and potential loss of higher grade agricultural land.
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<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented.
<b>Known Infrastructure Opportunities:</b>	None identified

<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Unclear how an acceptable pedestrian access to the village could be achieved. Site is further from centre of village and many services than alternative sites.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

### Site Assessment - Stage 3

<b>Site Reference:</b>	<b>DNP008</b>
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	7%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	19%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High

<i>Highway Comments - Direct Access to Highway Network?</i>	N
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Private track to the west of the adjacent industrial estate road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the track can be improved to estate road standards.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. If the track junction onto Station Road can be improved to estate road standards.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments Other Constraints:</i>	Botanical survey may be required. EclA and surveys for bats, GCNs (ponds within 250m/500m), badgers and nesting birds required. Hedgerows will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site forms part of Ditton Priors Quarry incline (HER PRN 08466) and also includes part of the Cleobury Mortimer & Ditton Priors Light Railway (HER PRN 08461) and subsequently formed part of the RN Ditton Prior's Munition Depot (HER PRN 31529).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees around site boudnaries and within northern end of site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees.
<i>Tree Comments Opportunities:</i>	Retain fine trees as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Commercial to the east. Historic railway through centre of site creating potential for contaminated land.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventillation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for any impacts from commercial to the east. Con land remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	

<b>Sustainability Appraisal Conclusion:</b>	-2
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<b>Strategic Considerations:</b>	Site is located adjacent to but outside the development boundary to the SE of the village in a peripheral location some distance from many village services. SA performance is fair, but shows limited accessibility to some local services and potential loss of higher grade agricultural land.
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<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented.
<b>Known Infrastructure Opportunities:</b>	None identified

<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Unclear whether the existing track can be upgraded to provide an acceptable highway access. Site is further from centre of village and many services than alternative sites.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

### Site Assessment - Stage 3

<b>Site Reference:</b>	<b>DNP009</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	19%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	9%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium

<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Derrington Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes existing 30mph speed limit will be reviewed and extended and any necessary traffic calming provided. Footway provided along site frontage on eastern side of Derrington Road.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes there is sufficient highway width south of the site on Derrington Road for this development to fund missing lengths of footway to provide a continuous footway link into village.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	May meet Natural England's IRZ trigger.

<i>Ecology Comments Other Constraints:</i>	The eastern boundaries are Env. Network corridors. EclA and surveys for bats, GCNs (ponds within 250m/500m), badgers and nesting birds required. Hedgerows will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size suggests site may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedgerows and trees around site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to west and school to south.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for any impacts from road. Although noise from school will occur not considered likely to be significantly detrimental however separation distance is advised.
<i>Public Protection Comments Opportunities:</i>	

<b>Sustainability Appraisal Conclusion:</b>	-3
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<b>Strategic Considerations:</b>	Site is located adjacent to but outside the development boundary to the N of the village close to the primary school and some village services. SA performance is fair, but shows limited accessibility to some local services and potential loss of higher grade agricultural land. A significant proportion of the site is subject to surface water risk.
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<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village. The design and layout of development may need to take into account surface water flood risk. Relevant supporting studies should be undertaken and their recommendations implemented.
<b>Known Infrastructure Opportunities:</b>	A new access to and parking for the primary school.

<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	Y
<b>Recommendation</b>	Allocate for Housing
<b>Reasoning</b>	Accessible site which provides the potential to deliver significant access and parking improvements for the primary school.
<b>If proposed for Allocation, Potential Capacity:</b>	40
<b>If proposed for Allocation Design Requirements:</b>	New access to and parking for the primary school. The design and layout of development should reflect surface water flood risk.

### Site Assessment - Stage 3

<b>Site Reference:</b>	<b>DNP010</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	7%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	12%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	14%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Low

<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Station Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes suitable access junction and footway provided at site frontage on west side of South Road.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. It is unlikely that there is sufficient highway land to deliver a continuous footway along Station Road to support sustainable access into village.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments Other Constraints:</i>	Western boundary is an Env. Network corridor. EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds required. Hedgerows will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site formed part of the RN Ditton Prior's Munition Depot (HER PRN 31529) and also the site of a conscientious objectors camp.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA). NB 2015 DBA produced for an access track to the sewage works
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and scattered scrub towards southern part of site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Retain fine trees within site as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to north.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for any impacts from road.
<i>Public Protection Comments Opportunities:</i>	

<b><i>Sustainability Appraisal Conclusion:</i></b>	
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<b>Strategic Considerations:</b>	Site is located adjacent to but outside the development boundary to the NE of the village in a peripheral location some distance from many village services. SA performance is good, but shows limited accessibility to some local services and potential loss of higher grade agricultural land.
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<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented.
<b>Known Infrastructure Opportunities:</b>	None identified

<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Unclear how an acceptable pedestrian access to the village could be achieved. Site is further from centre of village and many services than alternative sites.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a

### Site Assessment - Stage 3

<b>Site Reference:</b>	<b>DNP011</b>
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium

<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Derrington Road and unnamed lane on western boundary of site.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes existing 30mph speed limit is reviewed and extended and any necessary traffic calming provided along Derrington Road and footway provided along site frontage on the western side of Derrington Road.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes there is sufficient highway width south of the site on Derrington Road for this development to fund missing lengths of footway to provide a continuous footway link into village.
<b>Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store &amp; Public Transport Service):</b>	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments Other Constraints:</i>	EclA and surveys for bats, GCNs (ponds within 250m/500m), badgers and nesting birds required. Hedgerows will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedgerows and mature trees to southern boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	use tree landscaping to enhance tree cover within site as appropriate. Respond to existing mature trees in site layout
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise around the site.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for any impacts from road.
<i>Public Protection Comments Opportunities:</i>	

<b>Sustainability Appraisal Conclusion:</b>	-3
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<b>Strategic Considerations:</b>	Site is located adjacent to but outside the development boundary to the N of the village. SA performance is fair, but shows limited accessibility to some local services and potential loss of higher grade agricultural land.
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<b>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</b>	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented.
<b>Known Infrastructure Opportunities:</b>	None identified

<b>Potential for Windfall?</b>	N
<b>Potential for Allocation?</b>	N
<b>Recommendation</b>	Countryside
<b>Reasoning</b>	Could be acceptable, but preferred site offers the potential for significant infrastructure gain.
<b>If proposed for Allocation, Potential Capacity:</b>	n/a
<b>If proposed for Allocation Design Requirements:</b>	n/a