Site Assessment - Stage 3

Site Reference:	**P54**
Coal Authority Reference Area?	TRUE
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:	1%
Percentage of the site in the 1,000 year surface flood risk zone:	3%
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:	1%
All or part of the site within a Source Protection Zone:	Yes
Green Belt Considerations: (from the GB Assessment/Review)*	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 & 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 & STC006
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?	(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). 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.
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 Achieveable?	

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	None.
Ecology Comments Other Constraints:	EcIA 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.
Ecology Comments Management of Constraints:	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.
Ecology Comments Opportunities:	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.
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	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.
Heritage Comments Management of Constraints:	Heritage Assessment required with application (archaeological DBA + field evaluation).
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	mature trees and hedges within and around site. Blocks of plantation and natural woodland within site
Tree Comments Management of Constraints:	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.
Tree Comments Opportunities:	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.
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	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 asserssment.
Public Protection Comments Management of Constraints:	Separation distance from anaerobic digester a necesity. 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.
Public Protection Comments Opportunities:	Would be better location if AQ issue in Bridgnorth did not exist.

Sustainability Appraisal Conclusion (Residential):	Poor
Sustainability Appraisal Conclusion (Employment):	Poor

Strategic Considerations:	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 & 3). 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.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	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
Known Infrastructure Opportunities:	Park & Ride. Potential environmental network enhancement and linkage to Stanmore Country Park

Potential for Windfall?	No
Potential for Allocation?	Yes (safeguarding)
Recommendation	Identify as safeguarded land
Reasoning	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.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

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

Site Assessment - Stage 3

Site Reference:	**P56**
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:	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 Considerations: (from the GB Assessment/Review)*	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.
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?	(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). 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.
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 Achieveable?	

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	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.
Ecology Comments Other Constraints:	EcIA 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.
Ecology Comments Management of Constraints:	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 inaccesible 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.
Ecology Comments Opportunities:	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.
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	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.
Heritage Comments Management of Constraints:	Heritage Assessment required with application (impact on SM and its setting, archaeological DBA + field evaluation). Development would need to avoid
Heritage Comments Opportunities:	Development would need to avoid area of Scheduled Monument. S106 monies could help to secure management and enhanced access and interpretation of SM.
Tree Comments Significant Constraints:	TPO woodland adjoins length of western boundary.
Tree Comments Other Constraints:	hedges within and around site and occasional mature trees around site boundaries.
Tree Comments Management of Constraints:	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.
Tree Comments Opportunities:	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.
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	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.
Public Protection Comments Management of Constraints:	Contaminated land assessment necessary and mitigation required. 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.
Public Protection Comments Opportunities:	Would be better location if AQ issue in Bridgnorth did not exist.

Sustainability Appraisal Conclusion (Residential):	Fair
Sustainability Appraisal Conclusion (Employment):	Poor

Strategic Considerations:	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.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	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
Known Infrastructure Opportunities:	Park & Ride. Potential interpretation of ancient monument on the site and provision of footpath link to Bridgnorth across and open space provison, if compatibility with the need to protect Hermitage Coppice. Environmental network enhancement and formation of linkage to Stanmore Country Park

Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Allocate in part for mixed use including residential, employment and open space uses. Residual to be identified as safeguarded land.
Reasoning	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.
If proposed for Allocation, Potential Capacity:	To be considered as part of masterplan for wider area - 850 dwellings to be allocated overall
If proposed for Allocation Design Requirements:	Design codes and other requirements to be included as part of masterplan.

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

Site Assessment - Stage 3

Site Reference:	**P58a**
Coal Authority Reference Area?	TRUE
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:	1%
Percentage of the site in the 1,000 year surface flood risk zone:	9%
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:	Yes
Green Belt Considerations: (from the GB Assessment/Review)*	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.
Landscape Considerations (Residential) (from the LVSS):	Medium high
Visual Impact Considerations (Residential) (from the LVSS):	Medium high
Landscape Considerations (Employment) (from the LVSS):	High
Visual Impact Considerations (Employment) (from the LVSS):	high

Highway Comments - Direct Access to Highway Network?	(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). 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.
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 Achieveable?	

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	Suggest seek landscape advice.
Ecology Comments Other Constraints:	EcIA 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.
Ecology Comments Management of Constraints:	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.
Ecology Comments Opportunities:	Enhancement of environmental network by providing green links along northern boundary, including centalised open space. Use open space provision to provide biodiversity enhancements and links to Stanmore Country Park for residents.
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	Large size of site suggests it may have archaeological potential.
Heritage Comments Management of Constraints:	Heritage Assessment required with application (archaeological DBA + field evaluation).
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	site surrounded by and containing mature trees and hedgerows. Tree nursery / young plantation? Occupying southern portion of site.
Tree Comments Management of Constraints:	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.
Tree Comments Opportunities:	Retain fine trees and woodland within site as features in open space within any development. Expand / link with existing woodland adjacent site
Public Protection Comments Significant Constraints:	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.
Public Protection Comments Other Constraints:	
Public Protection Comments Management of Constraints:	
Public Protection Comments Opportunities:	

Sustainability Appraisal Conclusion (Residential):	Fair
Sustainability Appraisal Conclusion (Employment):	Fair

Strategic Considerations:	This Green Belt site is closely assocated 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 though 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.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Power supply
Known Infrastructure Opportunities:	linkage to environmental network

Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Allocate in part for employment uses
Reasoning	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
If proposed for Allocation, Potential Capacity:	To be considered as part of masterplan for wider area - 16ha of employment land to be allocated overall
If proposed for Allocation Design Requirements:	relationship to existing industrial estate. Landscape buffering against adjacent residential uses.
***Green Belt Purposes (where applicable):**	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).

Site Assessment - Stage 3

Site Reference:	**STC002**
Coal Authority Reference Area?	TRUE
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)*	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. 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.
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?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	via Estate Road to A454 preferrably not onto The Hobbins
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?	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).
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achieveable?	Y. Assuming any necessary improvements of the A454/A458 and A454/B4363 roundabout junctions are funded by the adjacent developments.

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	8
Ecology Comments Significant Constraints:	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.
Ecology Comments Other Constraints:	EcIA 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.
Ecology Comments Management of Constraints:	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.
Ecology Comments Opportunities:	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.
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	Site formally part of RAF Bridgnorth (HER PRN 29127) and formerly included part of Bridgnorth racecourse (HER PRN 32056).
Heritage Comments Management of Constraints:	
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	trees, groups of trees and scrub across site. Woodland adjacent east, south and west boundaries
Tree Comments Management of Constraints:	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.
Tree Comments Opportunities:	Expand adjacent woodland in association with future development. Retain fine trees within site as features in open space within any development.
Public Protection Comments Significant Constraints:	Industrial use abuts significant part of the site boundary. Placing residential here may restrict businesses on the industrial estate which is not considered acceptable.
Public Protection Comments Other Constraints:	
Public Protection Comments Management of Constraints:	
Public Protection Comments Opportunities:	

Sustainability Appraisal Conclusion (Residential):	Fair
Sustainability Appraisal Conclusion (Employment):	Fair

Strategic Considerations:	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 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 assocated with the adjacent Stanmore Industrial Estate.Residential uses would be inappropriate in relation to established industrial uses . A foul sewer though site, significant trees, woodland and environmental network role are significant considerations which would need to be taken into account.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Power supply; improvements of estate road junction with A454
Known Infrastructure Opportunities:	Not known

Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Allocate for employment
Reasoning	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.
If proposed for Allocation, Potential Capacity:	To be considered as part of masterplan for wider area - 16ha of employment land to be allocated overall
If proposed for Allocation Design Requirements:	Highway access and relationship to existing industrial estate. Landscape buffering against adjacent residential uses.

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

Site Assessment - Stage 3

Site Reference:	**STC005**
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)*	Forms a very small part of P54. 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. 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.
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

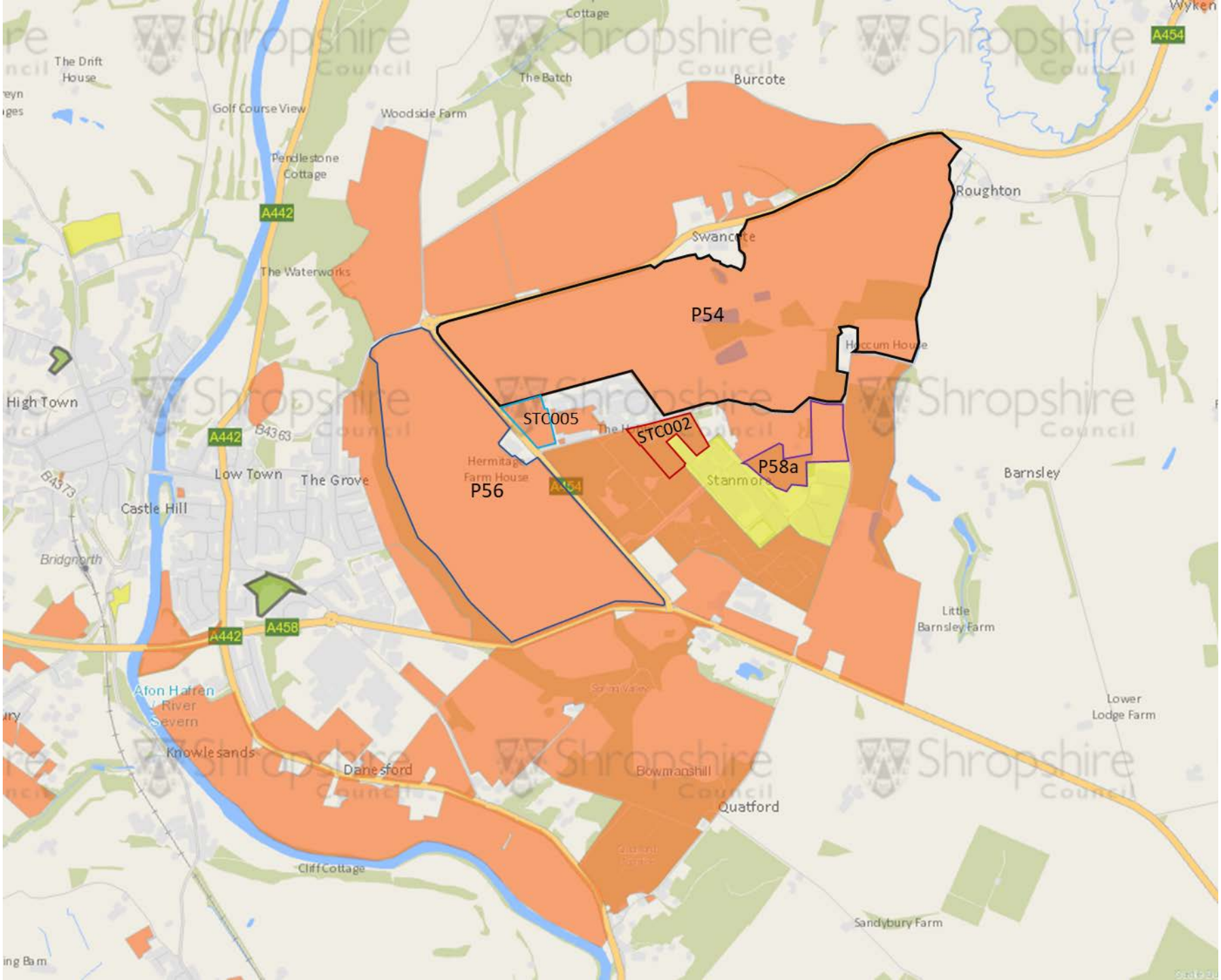
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	The Hobbins and A454
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achieveable?	

Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	8
Ecology Comments Significant Constraints:	None.
Ecology Comments Other Constraints:	EcIA 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.
Ecology Comments Management of Constraints:	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.
Ecology Comments Opportunities:	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.
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	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.
Heritage Comments Management of Constraints:	Consider retaining and conserving ROC observation post.
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	trees and hedgerows around site boundaries
Tree Comments Management of Constraints:	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
Tree Comments Opportunities:	Use 20% canopy cover policy to enhance tree cover in association with future development.
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	Noise from road to west and south. Any significant scale development causing additional traffic movements into town requires air quality asserssment.
Public Protection Comments Management of Constraints:	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.
Public Protection Comments Opportunities:	Would be better location if AQ issue in Bridgnorth did not exist.

Sustainability Appraisal Conclusion (Residential):	Fair
Sustainability Appraisal Conclusion (Employment):	Fair

Strategic Considerations:	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.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	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
Known Infrastructure Opportunities:	open space linkage to Stanmore Country Park

Potential for Windfall?	No
Potential for Allocation?	yes
Recommendation	Part allocated as employment / local centre / POS.
Reasoning	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.
If proposed for Allocation, Potential Capacity:	To be considered as part of masterplan for wider area -
If proposed for Allocation Design Requirements:	To be considered as part of masterplan for wider area -
***Green Belt Purposes (where applicable):**	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).


P54
P56
P58a
STC005
STC002
Cottage
The Drift House
Golf Course View
Woodside Farm
The Batch
Burcote
Pendlestone Cottage
A442
The Waterworks
Roughton
Swancote
High Town
B4363
Low Town
The Grove
Hermitage Farm House
A454
Stanmore
Barnsley
B4373
Castle Hill
Bridgnorth
A458
Little Barnsley Farm
Afon Hafren / River Severn
Lower Lodge Farm
Knowlesands
Danesford
Bowmanshill
Quatford
Cliff Cottage
Sandybury Farm
Wyken