

Appendix D

Bridgnorth Place Plan Area
Site Assessments

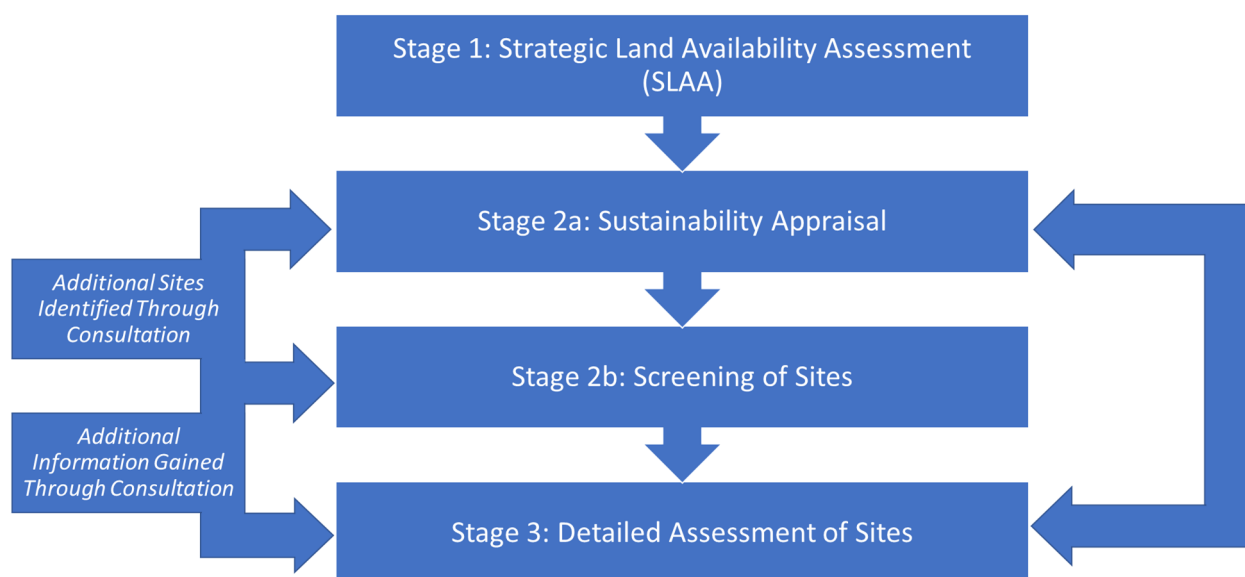
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Site Assessment Process Overview

1. Introduction

- 1.1. To inform the identification of proposed site allocations within the Local Plan Review, Shropshire Council has undertaken a comprehensive Site Assessment process. This site assessment process incorporates the assessment of sites undertaken within the Sustainability Appraisal of the Local Plan, recognising that the Sustainability Appraisal is an integral part of plan making, informing the development of vision, objectives and policies and site allocations.
- 1.2. Figure 1 summarises the key stages of the Site Assessment process undertaken, more detail on each of these stages is then provided:

Figure 1: Site Assessment Process



Site Assessment Process	
Stage 1: The Strategic Land Availability Assessment (SLAA)	Stage 1 consisted of a strategic screen and review of sites.
<i>Following the completion of the SLAA, further sites were promoted for consideration through the consultation and engagement process. Where possible these sites have been included within Stages 2a, 2b and 3 of the Sustainability Appraisal: Site Assessment process.</i>	
<i>Following the completion of the SLAA, further information was achieved through the consultation and engagement process. Where possible this information has been considered within Stages 2a, 2b and 3 of the Sustainability Appraisal: Site Assessment process.</i>	
Stage 2a: Sustainability Appraisal	Stage 2a consisted of the assessment of the performance of sites against the objectives identified within the Sustainability Appraisal.
Stage 2b: Screening of Sites	Stage 2b consisted of a screening exercise 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.
Stage 3: Detailed site review	Stage 3 consisted of a proportional and comprehensive assessment of sites informed by the sustainability appraisal and assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers; various technical studies, including a Landscape and Visual Sensitivity Study, Strategic Flood Risk Assessment and Green Belt Assessment/Review where appropriate; consideration of infrastructure requirements and opportunities; consideration of other strategic considerations; and professional judgement. This stage of assessment was an iterative process.

2. The Strategic Land Availability Assessment (SLAA)

- 2.1. Stage 1 of the Site Assessment process was undertaken within the SLAA. This involved a technical and very strategic assessment of the suitability; availability; and achievability (including viability) of land for housing and employment development. It represents a key component of the evidence base supporting the Shropshire Council Local Plan Review.
- 2.2. Please Note: Whilst the SLAA is an important technical document, it does not allocate land for development or include all locations where future housing and employment growth will occur. The SLAA ultimately provides information which will be investigated further through the plan-making process.

Assessing Suitability:

- 2.3. Suitability is the consideration of the appropriateness of a use or mix of uses on a site. However, it is not an assessment of what should or will be allocated / developed on a site. The SLAA includes a very strategic assessment of a site's suitability.
- 2.4. Determination of a site's strategic suitability was undertaken through consideration of numerous factors, including:
 - The site's consistency with the Local Plan.
 - The site's location and surroundings, including proximity to the development boundary/built form.
 - The site's boundaries and the extent to which these boundaries are defensible.
 - Site specific factors, including physical limitations to development, such as:
 - The topography of the site;
 - The site's ground conditions;
 - The ability to access the site;
 - Flood risk to the site or its immediate access;
 - The agricultural land quality of the site;
 - Hazardous risks, pollution or contamination of the site;
 - Whether the site has overhead or underground infrastructure, such as pylons, water/gas pipes and electricity cables which may impact on development/levels of development;
 - Other physical constraints, which may impact on development/levels of development.
 - The potential impact on natural environment assets; heritage assets and geological features on and in proximity of the site*. Including consideration of factors such as:
 - The impact on internationally and nationally designated sites and assets;
 - The impact on important trees and woodland, including ancient woodland; and
 - The impact on public open spaces.
 - Whether the site is located within the Green Belt.
 - Legal covenants affecting the site.
 - Market/industry and community requirements in the area.

**Historic environment assets considered for the purpose of this exercise were: Conservation Areas, Registered Battlefields; World Heritage Sites and their buffers; Scheduled Monuments; Registered Parks and Gardens; and Listed Buildings. Sites were considered to be in proximity of an asset where they were within 300m of the site.*

**Natural environment assets considered for the purpose of this exercise and the distance used to determine where a site was in proximity of an asset were: Trees subject to TPO Protection; (30m); Veteran Trees (30m); Regionally Important Geological and Geomorphological Sites (50m); Local Nature Reserves (100m); Local Wildlife Sites (250m); National Nature Reserves (500m); Sites of Special Scientific Interest (500m); Ancient Woodland (500m); Special Areas of Conservation (1km); Special Protection Areas (1km); and Ramsar Sites (1km).*

It is accepted that the identification of these key historic and natural environment assets within a set distance of a site is only a useful starting point for consideration of potential impacts resulting from the development/redevelopment of a site and that a more holistic process is required when determining preferred site allocations. However, the SLAA represents a very strategic site assessment and only the first phase of a wider site assessment process. The selection of proposed allocations will be informed by a more holistic process by which sites are reviewed by relevant service areas to consider potential impacts on all assets.

It should also be noted that as the SLAA is a strategic assessment of individual sites it cannot include sequential/exception considerations and as such sites predominantly in Flood Zones 2 and/or 3 or directly accessed through Flood Zones 2 and/or 3 are not suitable. This applies precautionary principle as detailed information on extent of impact of flood risk on access is not available, the site would only be suitable for development if it is considered necessary (through the sequential and/or exception test), the risk can be mitigated and will not increase risk elsewhere. This consideration cannot be undertaken at the high level and individual site assessment stage.

2.5. Reflecting upon the above factors:

- If following the very strategic assessment of the suitability of a site it was concluded that it has no known constraints or restrictions that would prevent development for a particular use or mix of uses, or these constraints could potentially be suitably overcome through mitigation*, then it was viewed as being **currently suitable – subject to further detailed assessment** for the particular use or mix of uses.
- If following the very strategic assessment of the suitability of a site it was concluded that a site did not currently comply with the Local Plan*, but was located within or in proximity of a settlement potentially considered an appropriate location for sustainable development and was not known to have other constraints or restrictions that would prevent development for a particular use or mix of uses, or any known constraints could potentially be suitably overcome through mitigation**, then it was viewed as being **not currently suitable but future potential – subject to further detailed assessment**.
- If following the very strategic assessment of the suitability of a site it was concluded that a site was subject to known constraints and it was considered that such constraints cannot be suitably overcome through mitigation, then it was viewed as being **not suitable**.
- If following the very strategic assessment of the suitability of a site it was concluded that a site did not currently comply with the Local Plan, and was not located within or in proximity of a settlement potentially considered an appropriate location for sustainable development, then it was viewed as being **not suitable**.

**As this is a very strategic assessment, where sites are currently contrary to Local Plan policy but are located within or in proximity of a settlement potentially considered an appropriate location for sustainable development, no judgement is made about whether such a change to policy would be appropriate, this is the role of the Local Plan Review.*

***As this is a very strategic assessment, where sites are subject to known constraints and it is considered that the constraints present could potentially be suitably overcome through mitigation, further detailed assessment will be required to confirm if such mitigation is effective and the impact of this mitigation on the developable area.*

Assessing Availability:

2.6. Availability is the consideration of whether a site is considered available for a particular form of development. National Guidance defines availability as follows: “A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational

requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell”¹.

- 2.7. Within the SLAA, sites were generally considered to be available where they had been actively promoted for the relevant use during:
- The ‘Call for Sites’ exercise;
 - The Local Plan Review; or
 - Preparation of the current Local Plan (Core Strategy and SAMDev Plan).
- 2.8. Or where:
- There has been a recent Planning Application (whether successful or not) for the relevant use; or
 - Officers have particular knowledge about a site’s availability.

Assessing Achievability (including Viability)

- 2.9. As this SLAA is a very strategic assessment, Shropshire Council has used very general assumptions to inform its assessment of the achievability and viability of a site. A more detailed assessment of viability and deliverability will be undertaken to inform the Local Plan Review.

Conclusion

- 2.10. Once the assessment of a site’s development potential; suitability; availability; and achievability (including viability) was undertaken and conclusions reached on each of these categories, an overall conclusion was reached.
- 2.11. Sites were effectively divided into three categories, these were:
- **Rejected sites:**
 - The site is considered unsuitable; and/or
 - The site is considered to be unavailable; and/or
 - The site is considered unachievable/unviable.
 - **Long Term Potential - Subject to Further Detailed Assessment:**
 - The site is considered to be not currently suitable but may have future potential - subject to further detailed assessment; and/or
 - There is uncertainty about the sites availability; and/or
 - There is uncertainty about the sites achievability/viability.
 - **Accepted - Subject to Further Detailed Assessment:**
 - The site is considered currently suitable – subject to further detailed assessment; and
 - The site is considered available; and
 - The site is considered achievable/viable.
- 2.12. Various data sources were used to identify sites for consideration within the SLAA, including existing Local Plan Allocations (including proposals within adopted and emerging Neighbourhood Plans); Planning Application records; Local Authority land ownership records; a ‘Call for Sites’; and sites identified within previous Strategic Housing Land Availability (SHLAA) exercises. Ultimately, around 2,000 sites were considered within the SLAA process.

3. Sustainability Appraisal (SA)

- 3.1. Stage 2a of the Site Assessment process consisted of the analysis of the performance of sites against the Sustainability Objectives identified within the Sustainability Appraisal Scoping Report. The Sustainability Appraisal and Site Assessment Environmental Report illustrates how these Sustainability Objectives relate to the SEA Directive and the Environmental Assessment of Plans and Programmes Regulations 2004.

¹ CLG, NPPG – HELAA, Paragraph 020, Reference ID 3-020-20140306, Last updated 06/03/2014

- 3.2. The Sustainability Appraisal Scoping Report describes how the Sustainability Objectives have been adapted to allow for the sustainability appraisal of sites. Information on implementation and further adaptations in response to practical issues and comments received during the Local Plan preparation process is given in the Sustainability Appraisal and Site Assessment Environmental Report. The aim throughout was to ensure the allocation of the most sustainable sites and where a less sustainable option was chosen for valid and justifiable planning reasons, to suggest mitigation measures to offset any identified significant negative impact.
- 3.3. The Sustainability Appraisal scoring system was adapted for the Stage 2a Sustainability Appraisal to allow for clear comparisons between the sustainability of several sites in the same vicinity. The scoring system also needed to provide a relatively straightforward result. Accordingly, it used the same positive, neutral and negative nomenclature as that for the Sustainability Appraisal of the options and policies. It differed however, in that each criterion is scored from only two options. These options varied between criteria to better reflect the purpose of Sustainability Appraisal.
- 3.4. The identified criteria and scoring system were translated into a matrix, to assess sites. The scoring was then colour coded to assist with interpretation as follows:

--	
-	
0	
+	

- 2.23 Sites were assessed on a settlement by settlement basis e.g. all sites in Albrighton were assessed against each other. This was felt to be the best way of using the Sustainability Appraisal as it is intended – namely to evaluate options (in this case all the sites promoted for development in each settlement) and use the outcomes to inform the site selection process for the Local Plan. All sites from the SLAA were assessed for each settlement and most of the assessment was carried out using GIS to populate the excel spreadsheet. Manual recording was used for those few instances where data was not available e.g. when a site was promoted after the data had already been exported from the GIS.
- 2.24 Once the Sustainability Appraisal matrix was complete, the negative and positive marks for each site were combined to give a numerical value. The lowest and highest values for that settlement were then used to determine a range. The range was then divided into three equal parts. Where three equal parts were not possible (for instance in a range of -8 to +4 = 13 points) the largest part was assigned to the higher end of the range (for instance -8 to -5 = 4 points, then -4 to -1 = 4 points and lastly 0 to +4 = 5 points). This was based on the assumption that there are likely to be more negative than positive scores.
- 2.25 Those sites in the lowest third of the range were rated as Poor, those in the middle third as Fair and those in the upper third as Good. A Poor rating was deemed to be the equivalent of significantly negative.
- 2.26 Completed matrices for each settlement are provided within Stage 2a Sustainability Appraisal of this Appendix.

4. Screening of Sites

- 4.1. Stage 2b of the Site Assessment process involved screening of identified sites. This screen 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.

4.2. Specifically, sites did not proceed to Stage 3 of the site assessment process where:

- **There is uncertainty about whether the site is available for relevant forms of development.** A site is generally considered to be available where they have 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 for residential development where there has been a recent Planning Application for residential or mixed-use development on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

Where relevant, a site is considered to be available for employment development where it has been actively promoted for employment 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 for employment development where there has been a recent Planning Application for employment or mixed-use development on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

- **The site is less than a specified site size (unless there is potential for allocation as part of a wider site).** These site sizes are:
 - 0.2ha for Community Hubs (generally, sites of less than 0.2ha are unlikely to achieve 5 or more dwellings).
 - 0.2ha for Strategic/Principal/Key Centres within/partly within the Green Belt or Shropshire Hills Area of Outstanding Natural Beauty (AONB) (generally, sites of less than 0.2ha are unlikely to achieve 5 or more dwellings).
 - 0.5ha for other Strategic/Principal/Key Centres.
- **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.**

**Significant physical constraints:*

- 1. Where all or the majority of a site is located within Flood Zone 2 and/or 3 such that the site is considered undeliverable, it will not be 'screened out'. This is consistent with NPPF. Where a site can only be accessed through Flood Zones 2 and/or 3 this will be subject to detailed consideration within Stage 3 of the site assessment process. The preference would be to avoid (sequential approach) such site, however in circumstances where other constraints mean that a site with access through Flood Zones 2 and/or 3 is preferred for allocation, detailed assessment of the implications for an access through Flood Zone will be considered within Level 2 of the Strategic Flood Risk Assessment. This distinction recognises the different approach taken within the NPPF and NPPG with regard to site suitability when located within Flood Zone 2 and/or 3 and establishing safe access through Flood Zone 2 and/or 3.*
- 2. The majority of the site contains an identified open space.*
- 3. The site can only be accessed through an identified open space.*
- 4. The topography of the site is such that development could not occur (this has been very cautiously applied).*
- 5. 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).*
- 6. 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).*
- 7. The site is more closely associated with the built form of an alternative settlement*

***Significant natural environment/heritage constraints:*

- 1. The majority of the site has been identified as a heritage asset. Historic environment assets considered for the purpose of this exercise were: Conservation Areas, Registered Battlefields; World Heritage Sites and their buffers; Scheduled Monuments; Registered Parks and Gardens; and Listed Buildings. We acknowledge that there is no distinction*

between direct impact on a heritage asset and impact on the setting of a heritage asset. However, this is an issue along with archaeological potential which requires specialist advice; this forms part of Stage 3 of the site assessment process.

2. The majority of the site has been identified as a natural environment asset. Natural environment assets considered for the purpose of this exercise were: Trees subject to TPO Protection; Veteran Trees; Regionally Important Geological and Geomorphological Sites; Local Nature Reserves; Local Wildlife Sites; National Nature Reserves; Sites of Special Scientific Interest; Ancient Woodland; Special Areas of Conservation; Special Protection Areas; and Ramsar Sites.

Please Note:

Within the assessment, commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.

Where a site met one or more of these criteria, the relevant criteria is highlighted within the assessment.

5. Detailed Site Review

5.1. Stage 3 of the Site Assessment process considered those sites which were not 'screened out' of the assessment at Stage 2b. It involved a detailed review of sites and selection of proposed site allocations. This stage was informed by:

- The results of Stage 1 of the Site Assessment process (which informs the assessment of sites).
- The results of Stage 2a of the Site Assessment process (which informs the assessment of sites).
- The results of Stage 2b of the Site Assessment process (which informs the site assessed).
- Assessments undertaken by Highways*; Heritage; Ecology; Tree; and Public Protection Officers. In undertaking detailed reviews of sites within stage 3 of the Sustainability Appraisal: Site Assessment process, officers considered best available evidence**, where necessary undertook site visits and applied professional judgement in order to provide commentary on each site.

**The Highways Assessment included access to services for the Strategic, Principal and Key Centres, reflecting that these settlements are generally much larger than Community Hubs.*

***It should be noted that whilst the service area reviews were informed by the assessment of assets on and within proximity of the site undertaken within the SLAA process, they were not limited to consideration of these assets. The review was holistic in nature and in many instances identified additional assets which had not previously been identified. The commentary provided by the relevant service areas included a proportionate summary of:*

- *The value/significance of any identified assets.*
 - *The relationship between the site and any identified assets.*
 - *Potential impact on any identified assets resulting from development / redevelopment of the site.*
 - *If relevant, potential mechanisms for mitigating impact and/or recommendations on further assessment(s) required if the site is identified for allocation to inform the future development of the site.*
- Commissioned evidence base studies, including a Landscape and Visual Sensitivity Study; Level 1 Strategic Flood Risk Assessment; and Green Belt Review.
 - A Habitats Regulations Assessment.
 - Consideration of infrastructure requirements and opportunities.
 - Other strategic considerations* and professional judgement.

**Access through Flood Zones 2 and/or 3 was given due consideration within Stage 3 of the site assessment. In circumstances where consideration of other constraints resulted in the identification of a preferred site which relies on access through Flood Zone 2 and/or 3, the ability to achieve safe access and egress was considered through a Level 2 Strategic Flood Risk Assessment. Only where the Level 2 Strategic Flood Risk Assessment indicated that safe access and egress could be established has such a site been identified as a proposed site allocation.*

5.2. This stage of assessment was an iterative process.

- 5.3. Once initial conclusions are reached within Stage 3 of the Site Assessment process, these were evaluated through Stage 2a of the site assessment process before proposals were finalised.

**Bridgnorth Place Plan Area
Stage 2a Sustainability Appraisal:
Site Assessments**

Principal Centre: Bridgnorth

Stage 2a Housing

Criteria	Criteria Description	Scoring Guide	Site Ref: BRD001	Site Ref: BRD003	Site Ref: BRD005	Site Ref: BRD006	Site Ref: BRD006a	Site Ref: BRD007X	Site Ref: BRD011	Site Ref: BRD012	Site Ref: BRD014	Site Ref: BRD015X	Site Ref: BRD016	Site Ref: BRD017	
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	-	-	0	0	0	0	-	0	0	
	250m of a Wildlife Site		0	0	0	-	-	0	0	0	0	-	-	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	-	-	-	0	-	-	-	0	-	0	
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	-	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	-	+	+	-	-	-	-	-	-	+	
	GP surgery		-	+	-	-	-	-	-	-	-	-	-	-	
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	+	-	
	Leisure centre		-	+	-	-	-	-	-	-	-	-	-	-	
	Children's playground		+	+	-	+	+	-	-	+	-	+	+	+	
	Outdoor sports facility		+	+	-	+	+	-	-	+	-	+	+	+	
Amenity green space	+		+	+	+	+	-	+	+	+	+	+	+		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	-	+	+	+	-	+	+	+	+	-	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	-	-	-	0	-	-	0	-	0	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	0	0	0	0	-	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+	0	0	0	0	+	0	+	0	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	-	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	--	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	--	--	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	-	-	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	-	-	0	0	-	0	-	-	0	
300m of a Listed Building	-		0	-	-	-	0	-	-	0	-	-	0		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)													
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)		-		-	-			-					
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)			0				0				0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)	+						+		+		+		
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			0	4	-8	-4	-3	-5	-8	-1	-7	-3	-9	-4	
Overall Sustainability Conclusion			Good	Good	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Poor	Fair	
Range is 7 to -15 Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15															

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			BRD018X	BRD019	BRD019a	BRD021	BRD022	BRD023	BRD024	BRD025	BRD026	BRD027	BRD028	BRD030
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	-	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	-	
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	-	+	-	+	
	GP surgery		+	-	-	-	-	-	-	-	-	+	-	-
	Library(permanent or mobile library stop)		+	-	-	-	-	-	-	-	-	+	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	+	-	-
	Children's playground		-	-	-	+	+	-	+	+	-	+	-	-
	Outdoor sports facility		+	+	+	+	+	+	-	-	-	+	+	-
	Amenity green space		-	+	+	-	+	+	+	+	-	+	+	+
Accessible natural green space (natural/semi-natural green space)	+		-	-	-	-	-	+	+	-	+	+	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	-	-	-	-	+	+	+	+	+	+	+
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	-	-	-	-	-	-	-	0	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	-	-
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	+	+	0	0	+	+	0	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		--	0	0	0	0	0	0	0	0	--	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	--	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		-	0	0	0	0	0	0	0	0	0	-	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		-	0	0	-	0	0	0	0	0	-	-	0
300m of a Listed Building	-		0	0	-	-	0	-	-	0	-	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)											-	
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)		0	0	0	0	0	0	0				0
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)	+								+	+		
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-1	-4	-4	-6	-2	-1	-1	-1	-6	7	-8	-8
Overall Sustainability Conclusion			Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Good	Fair	Fair
Range is 7 to -15 Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15														

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	
			BRD031	BRD032	ODY001	ODY002	ODY004	ODY007	ODY008	ODY009	ODY010	ODY011X	P52	P53a	
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	-	0	0	0	0	0	0	0	-	-	-	
	250m of a Wildlife Site		0	-	-	0	0	0	0	0	-	0	-	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	-	-	-	-	-	-	-	-	0		
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	-	+	-	+	+	-	-	-	-	-	
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	-
	Children's playground		-	+	+	+	+	+	+	+	-	+	-	-	-
	Outdoor sports facility		-	+	+	+	+	+	+	+	-	+	+	+	-
	Amenity green space		-	+	-	-	-	-	-	-	-	-	-	-	-
Accessible natural green space (natural/semi-natural green space)	-		+	-	-	-	-	+	-	-	-	-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	-	-	-	+	-	-	-	-	-	-	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	+	0	0	0	0	0	0	0	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	--	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	--	0	0	--	0	--	--	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	-	0	-	0	-	0	0	0	0	-	-	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	-	-	-	-	-	-	-	-	0	0	
300m of a Listed Building	0		-	-	-	-	-	-	-	-	-	0	0		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)													
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)												-	
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)		0	0	0	0	0	0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)													
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			-11	-5	-9	-10	-9	-4	-9	-13	-12	-12	-13	-12	
Overall Sustainability Conclusion			Poor	Fair	Poor	Poor	Poor	Fair	Poor	Poor	Poor	Poor	Poor	Poor	
Range is 7 to -15 Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15															

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	
			P53b	P54	P55	P56	P58a	P58b	P59	P61	P62	P63	STC001	STC002
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	--	--	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		-	-	-	-	0	0	-	-	0	0	0	
	250m of a Wildlife Site		0	0	-	-	0	0	-	-	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	-	-	0	0	-	-	-	0	0	
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	-	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	+	+	-	-	-	-	-	-	-	
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	
	Children's playground		-	+	+	+	+	+	-	-	-	-	+	
	Outdoor sports facility		-	-	+	+	-	-	-	-	-	-	-	
	Amenity green space		-	-	+	+	-	-	+	+	-	+	-	
Accessible natural green space (natural/semi-natural green space)	-		-	+	+	-	-	-	-	+	-	-		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	+	+	-	-	+	+	+	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	-	-	0	0	-	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	-	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	+	0	+	+	+	0	+	0	+	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	0	0	0	-	-	0	
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	--	--	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	--	0	--	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		-	-	-	-	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	-	0	0	0	0
300m of a Listed Building	-		-	0	-	0	0	0	-	-	0	0	0	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)			-	0			-	-	-			
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0			0	0	0			0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)												
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-13	-10	-6	-7	-7	-8	-8	-14	-11	-15	-6	-5
Overall Sustainability Conclusion			Poor	Poor	Fair	Fair	Fair	Fair	Fair	Poor	Poor	Poor	Fair	Fair

Range is 7 to -15 Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15

Criteria	Criteria Description	Scoring Guide	Site Ref: STC003	Site Ref: STC004	Site Ref: STC005	Site Ref: STC006
1	Site wholly or partly within one or more of the following (record all that apply):					
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0
	Ramsar Site		0	0	0	0
	National Nature Reserve		0	0	0	0
	Site of Special Scientific Interest		0	0	0	0
	Ancient Woodland		0	0	0	0
	Wildlife Site		0	0	0	0
Local Nature Reserve	0		0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):					
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0
	1km of a Ramsar Site		0	0	0	0
	500m of a National Nature Reserve		0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0
	500m of Ancient woodland		0	0	0	0
	250m of a Wildlife Site		0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	0	-
4	Site contains one or more (or part) of the following² (record all that apply):					
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0
	Outdoor sports facility		0	0	0	0
	Amenity green space		0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0
	0		0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):					
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-
	GP surgery		-	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-
	Leisure centre		-	-	-	-
	Children's playground		-	+	-	-
	Outdoor sports facility		-	-	-	-
	Amenity green space		+	+	-	-
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+	0	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):					
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0
	a Scheduled Monument		0	0	0	0
	a Registered Battlefield		0	0	0	0
	a Registered Park or Garden		0	0	0	0
	a Conservation Area		0	0	0	0
	a Listed Building		0	0	0	0
	0		0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):					
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0
	300m of a Registered Battlefield		0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0
	300m of a Conservation Area		0	0	0	0
300m of a Listed Building	-		0	0	0	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)				
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)				
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)				
	Please note: where a site falls into more than one category, highest sensitivity category is recorded					
Overall Score			-8	-5	-8	-8
Range is 7 to -15 Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15 Overall Sustainability Conclusion			Fair	Fair	Fair	Fair

Principal Centre: Bridgnorth

Stage 2a Employment

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			BRD001	BRD003	BRD005	BRD006	BRD006a	BRD007X	BRD011	BRD012	BRD014	BRD015X	BRD016	BRD017
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	-	-	0	0	0	-	0	0	0
	250m of a Wildlife Site		0	0	0	-	-	0	0	0	0	-	-	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	-	-	-	0	-	-	-	0	-	0
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	-	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	-	+	+	-	-	-	-	-	-	+
	GP surgery		-	+	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	+	-	-	-	-	-	-	-	-	-	-
	Outdoor sports facility		+	+	-	+	+	-	-	+	-	+	+	+
	Amenity green space		+	+	+	+	+	-	+	+	+	+	+	+
Accessible natural green space (natural/semi-natural green space)	-		+	+	+	+	+	+	+	+	+	+	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	-	+	+	+	-	+	+	+	+	-
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	-	-	-	0	-	-	0	-	0	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	0	0	0	0	-	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+	0	0	0	0	+	0	+	0	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	-	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	--
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	--	--
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	-	-	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	-	-	0	0	-	0	-	-	0
300m of a Listed Building	-		0	-	-	-	0	-	-	0	-	-	0	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)		--		--	--				--			
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)											-	
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)			0				0					0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)	+						+		+		+	
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			0	3	-6	-5	-4	-3	-6	-1	-6	-5	-10	-2
Range is 3 to -14 Good is 3 to -2 Fair is -3 to -8 Poor is -9 to -14 Overall Sustainability Conclusion			Good	Good	Fair	Fair	Fair	Fair	Fair	Good	Fair	Fair	Poor	Good

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	
			BRD018X	BRD019	BRD019a	BRD021	BRD022	BRD023	BRD024	BRD025	BRD026	BRD027	BRD028	BRD030	
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	-	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	-		
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	0	
	0		0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	+	-	+	-	+	
	GP surgery		+	-	-	-	-	-	-	-	-	-	+	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	+	-	-
	Outdoor sports facility		+	+	+	+	+	+	+	+	+	-	+	+	-
	Amenity green space		-	+	+	-	+	+	+	+	+	-	+	+	+
	Accessible natural green space (natural/semi-natural green space)		+	-	-	-	-	-	-	+	+	-	+	+	-
	+		-	-	-	-	-	-	+	+	-	+	+	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	-	-	-	-	+	+	+	+	+	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	-	-	-	-	-	-	-	-	0	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	-	-	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	+	+	0	0	+	+	0	+	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		--	0	0	0	0	0	0	0	0	0	--	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	--	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		-	0	0	0	0	0	0	0	0	0	-	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	0	0	-	0	0	0	0	0	0	-	-	0
300m of a Listed Building	-		0	0	-	-	0	-	-	0	-	-	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)													
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)				-	-						-		
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)		0	0				0	0				0	
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)	+						+			+	+		
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			-1	-2	-2	-7	-3	2	-1	-1	-4	5	-6	-6	
Range is 3 to -14 Good is 3 to -2 Fair is -3 to -8 Poor is -9 to -14 Overall Sustainability Conclusion			Good	Good	Good	Fair	Fair	Good	Good	Good	Fair	Fair	Fair	Fair	

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			BRD031	BRD032	ODY001	ODY002	ODY004	ODY007	ODY008	ODY009	ODY010	ODY011X	P52	P53a
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	-	0	0	0	0	0	0	0	-	-	-
	250m of a Wildlife Site		0	-	-	0	0	0	0	0	-	0	-	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	-	-	-	-	-	-	-	-	0	
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	-	+	-	+	+	-	-	-	-	-
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-
	Outdoor sports facility		-	+	+	+	+	+	+	+	-	+	+	+
	Amenity green space		-	+	-	-	-	-	-	-	-	-	-	-
	Accessible natural green space (natural/semi-natural green space)		-	+	-	-	-	+	-	-	-	-	-	-
	-		+	-	-	-	+	-	-	-	-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	-	-	-	+	-	-	-	-	-	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)		0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)		0	+	0	0	0	0	0	0	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)		0	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	--	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	--	0	0	--	0	--	--	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	-	0	-	0	-	0	0	0	-	-	-
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	-	-	-	-	-	-	-	-	0	0
300m of a Listed Building	0		-	-	-	-	-	-	-	-	0	0	0	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)	not assessed									--		
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	not assessed	not assessed										0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)												
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-9	-5	-10	-11	-10	-5	-10	-12	-13	-11	-12	-10
Range is 3 to -14 Good is 3 to -2 Fair is -3 to -8 Poor is -9 to -14 Overall Sustainability Conclusion			Poor	Fair	Poor	Poor	Poor	Fair	Poor	Poor	Poor	Poor	Poor	Poor

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			P53b	P54	P55	P56	P58a	P58b	P59	P61	P62	P63	STC001	STC002
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	--	--	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		-	-	-	-	0	0	0	-	-	0	0	0
	250m of a Wildlife Site		0	0	-	-	0	0	0	-	-	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	-	-	0	0	0	-	-	-	0	0
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	-	0	0
	0		0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	+	+	-	-	-	-	-	-	-	-
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-
	Outdoor sports facility		-	-	+	+	-	-	-	-	-	-	-	-
	Amenity green space		-	-	+	+	-	-	+	+	-	-	+	-
Accessible natural green space (natural/semi-natural green space)	-		-	+	+	-	-	-	-	+	-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	+	+	-	-	-	+	+	+	+	+
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	0	-	-	0	0	-	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	-	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	+	0	+	+	+	0	+	0	+	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	0	0	0	-	-	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	--	--	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	--	0	--	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		-	-	-	-	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
300m of a Listed Building	-		-	0	-	0	0	0	-	-	0	0	0	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)		-								--		
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)	0						-		-			
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)					0	0					0	0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)												
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-11	-11	-5	-7	-7	-8	-7	-11	-9	-14	-4	-5
Range is 3 to -14 Good is 3 to -2 Fair is -3 to -8 Poor is -9 to -14 Overall Sustainability Conclusion			Poor	Poor	Fair	Fair	Fair	Fair	Fair	Poor	Poor	Poor	Fair	Fair

Criteria	Criteria Description	Scoring Guide	Site Ref: STC003	Site Ref: STC004	Site Ref: STC005	Site Ref: STC006
1	Site wholly or partly within one or more of the following (record all that apply):					
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0
	Ramsar Site		0	0	0	0
	National Nature Reserve		0	0	0	0
	Site of Special Scientific Interest		0	0	0	0
	Ancient Woodland		0	0	0	0
	Wildlife Site		0	0	0	0
Local Nature Reserve	0		0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):					
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0
	1km of a Ramsar Site		0	0	0	0
	500m of a National Nature Reserve		0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0
	500m of Ancient woodland		0	0	0	0
	250m of a Wildlife Site		0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	0	-
4	Site contains one or more (or part) of the following² (record all that apply):					
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0
	Outdoor sports facility		0	0	0	0
	Amenity green space		0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0
	0		0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):					
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-
	GP surgery		-	-	-	-
	Leisure centre		-	-	-	-
	Outdoor sports facility		-	-	-	-
	Amenity green space		+	+	-	-
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+	0	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):					
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0
	a Scheduled Monument		0	0	0	0
	a Registered Battlefield		0	0	0	0
	a Registered Park or Garden		0	0	0	0
	a Conservation Area		0	0	0	0
a Listed Building	0		0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):					
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0
	300m of a Registered Battlefield		0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0
	300m of a Conservation Area		0	0	0	0
	300m of a Listed Building		-	0	0	0
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)				
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)				
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0	0	0	0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)				
Please note: where a site falls into more than one category, highest sensitivity category is recorded						
Overall Score			-6	-5	-6	-6
Range is 3 to -14 Good is 3 to -2 Fair is -3 to -8 Poor is -9 to -14 Overall Sustainability Conclusion			Fair	Fair	Fair	Fair

Community Hub: Alveley

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			ALV001	ALV001VAR	ALV002	ALV003	ALV004	ALV005	ALV006	ALV007	ALV009	ALV009VAR
1	Site wholly or partly within one or more of the following (record all that apply):											
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone ¹ of one or more (record all that apply):											
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	-	-	0	0	0	0
	500m of Ancient woodland		0	0	-	-	-	-	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	0	0
4	Site contains one or more (or part) of the following ² (record all that apply):											
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m ³ of one or more of the following (record all that apply):											
	Primary School	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	+	+	+
	GP surgery		+	+	-	-	-	-	-	-	-	-
	Library(permanent or mobile library stop)		+	+	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-
	Children's playground		+	-	+	+	+	+	+	+	+	+
	Outdoor sports facility		+	+	+	+	+	+	+	+	+	+
	Amenity green space		-	-	-	-	-	-	-	-	-	-
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	+	+	+
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	-	-	0	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):											
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone ⁵ of one or more (record all that apply):											
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		-	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		-	-	0	0	-	-	0	0	0	0
300m of a Listed Building	0		0	-	-	-	-	-	-	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)										
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)										
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0	0	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)										
Please note: where a site falls into more than one category, highest sensitivity category is recorded												
Overall Score			-1	-1	-4	-4	-7	-7	-3	-3	-3	-3
Overall Sustainability Conclusion			Good	Good	Fair	Fair	Poor	Poor	Good	Good	Good	Good
Range is -1 to -7 Good is -1 to -3 Fair is -4 and -5 Poor is -6 and -7												

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			ALV011	ALV012	ALV013	ALV014	P74	P71	P75	P76	P79	ALV006 & ALV007
1	Site wholly or partly within one or more of the following (record all that apply):											
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):											
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	
4	Site contains one or more (or part) of the following² (record all that apply):											
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):											
	Primary School	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	+	+	+
	GP surgery		-	-	-	-	-	-	-	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-
	Children's playground		+	+	+	+	+	+	+	+	+	+
	Outdoor sports facility		+	+	+	+	+	+	+	+	+	+
	Amenity green space		-	-	-	-	-	-	-	-	-	-
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	0	0	0	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):											
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0
	a Listed Building		0	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):											
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0
300m of a Listed Building	-		-	-	-	-	-	-	-	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)										
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)		-			-		-			
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0		0	0		0		0	0	0
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)										
	Please note: where a site falls into more than one category, highest sensitivity category is recorded											
Overall Score			-3	-4	-3	-3	-4	-3	-4	-4	-3	-3
Overall Sustainability Conclusion			Good	Fair	Good	Good	Fair	Good	Fair	Fair	Good	Good
Range is -1 to -7 Good is -1 to -3 Fair is -4 and -5 Poor is -6 and -7												

Community Hub: Ditton Priors

Criteria	Criteria Description	Scoring Guide	Site Ref: DNP001	Site Ref: DNP002	Site Ref: DNP003	Site Ref: DNP004	Site Ref: DNP005	Site Ref: DNP006	Site Ref: DNP007	Site Ref: DNP008	Site Ref: DNP009	Site Ref: DNP010	Site Ref: DNP011	
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	-	-	-	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	-	0	0	0	0	0	0	0	
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	
	0		0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	+	+	+	+	+	+	+	+	+	
	GP surgery		-	+	+	+	+	+	+	+	+	+	+	
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	
	Children's playground		-	+	+	+	+	+	+	+	+	+	+	
	Outdoor sports facility		-	+	+	+	+	+	+	+	+	+	+	
	Amenity green space		-	-	-	-	-	-	-	-	-	-	-	
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	-		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	-	-	-	-		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-		
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	+	+	0	0	0	+	0	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	--	--	--	0	0	0	0	
a Listed Building	0		0	0	0	--	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	-	-	0	-	-	-	-	-	0	-	
300m of a Listed Building	0		-	-	0	-	-	-	-	-	0	-		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)				0	0	0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)						+				+		
	Please note: where a site falls into more than one category, highest sensitivity category is recorded													
Overall Score			-11	-4	-3	-2	-8	-7	-7	-3	-4	-1	-4	
Overall Sustainability Conclusion			Poor	Fair	Good	Good	Poor	Fair	Fair	Good	Fair	Good	Fair	
Range is 0 to -11 Good is 0 to -3 Fair is -4 to -7 Poor is -8 to -11														

**Bridgnorth Place Plan Area
Stage 2b Screening of Sites:
Site Assessments**

Principal Centre: Bridgnorth

Site Assessment - Stage 2b

Site Reference:	BRD001
Site Address:	Dirlot House & Winchester House, The Wheatland's, Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	0.30
Indicative Capacity (Dwellings):	9
Type of Site:	Mixed
If mixed, percentage brownfield:	25%
General Description:	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).
Surrounding Character:	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.
Suitability Information: Residential: <i>(from SLAA)</i>	Currently Suitable
Employment:	Currently Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	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.
Conclusion:	Availability¹: 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.
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD003
Site Address:	Land at Cantern Brook, Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	2.76
Indicative Capacity (Dwellings):	83
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	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
Suitability Information: Residential: <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
Employment:	Not Currently Suitable but Future Potential
Availability Information ¹:	Availability Unknown
Achievability/Viability Information:	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.
Conclusion:	Availability¹: 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.
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD005
Site Address:	Land west of Hook Farm Cottages, Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	0.44
Indicative Capacity (Dwellings):	13
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	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.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
Employment:	Not Currently Suitable but Future Potential
Availability Information ¹:	Availability Unknown
Achievability/Viability Information:	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.
Conclusion:	Availability¹: 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.
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD006
Site Address:	Land off Mill Street, Cemetery Lane, Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	2.95
Indicative Capacity (Dwellings):	88
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	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.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	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.
Conclusion:	
Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD006a
Site Address:	Sub-area of Land off Mill Street, Cemetery Lane, Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	0.30
Indicative Capacity (Dwellings):	9
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	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.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD007X
<i>Site Address:</i>	Land at Racecourse Farm
<i>Settlement:</i>	Bridgnorth
<i>Site Size (Ha):</i>	0.09
<i>Indicative Capacity (Dwellings):</i>	<5
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage brownfield:</i>	
<i>General Description:</i>	
<i>Surrounding Character:</i>	
<i>Suitability Information: Residential:</i> <i>(from SLAA) Employment:</i>	Not Suitable
	Not Suitable
<i>Availability Information¹:</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.
Conclusion:	
Size²:	As the site is less than 0.2ha, 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).
Strategic Suitability³:	As the site is less than 0.2ha it has been excluded from the SLAA.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD011
<i>Site Address:</i>	Land West of Bridgnorth
<i>Settlement:</i>	Bridgnorth
<i>Site Size (Ha):</i>	27.95
<i>Indicative Capacity (Dwellings):</i>	838
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	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.
<i>Surrounding Character:</i>	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.
<i>Suitability Information: Residential: (from SLAA) Employment:</i>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<i>Availability Information¹:</i>	Availability Unknown
<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.
Conclusion:	Availability¹: 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.
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD012
<i>Site Address:</i>	Land off Stourbridge Road, Bridgnorth
<i>Settlement:</i>	Bridgnorth
<i>Site Size (Ha):</i>	1.95
<i>Indicative Capacity (Dwellings):</i>	59
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	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.
<i>Surrounding Character:</i>	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.
<i>Suitability Information: Residential:</i>	Currently Suitable
<i>(from SLAA) Employment:</i>	Currently Suitable
<i>Availability Information¹:</i>	Not Currently Available - Likely to become so
<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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD014
Site Address:	Land off Stourbridge Road, East of Faraday Drive, Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	5.66
Indicative Capacity (Dwellings):	170
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	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.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD015X
<i>Site Address:</i>	Black Horse car park
<i>Settlement:</i>	Bridgnorth
<i>Site Size (Ha):</i>	0.12
<i>Indicative Capacity (Dwellings):</i>	<5
<i>Type of Site:</i>	
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	
<i>Surrounding Character:</i>	
<i>Suitability Information: Residential: (from SLAA) Employment:</i>	Not Suitable
	Not Suitable
<i>Availability Information¹:</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.
Conclusion:	
Size²:	As the site is less than 0.2ha, 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).
Strategic Suitability³:	As the site is less than 0.2ha it has been excluded from the SLAA.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD016
Site Address:	Land north of the A458 and west of the B4363, Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	2.86
Indicative Capacity (Dwellings):	86
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	An irregularly shaped site separated from the A458 by a wooded embankment. The site is currently in agricultural use and slopes down west to east towards the nearby River Severn
Surrounding Character:	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.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	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.
Conclusion:	
Size ²:	
Strategic Suitability ³:	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.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD017
Site Address:	Land Adjacent to Ludlow Road, South of the A458, Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	1.22
Indicative Capacity (Dwellings):	37
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	The site is surrounded by similar sized fields to either side of the Ludlow Rd.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD018X
<i>Site Address:</i>	Bowers Land adjacent 46 Listley Rd
<i>Settlement:</i>	Bridgnorth
<i>Site Size (Ha):</i>	0.06
<i>Indicative Capacity (Dwellings):</i>	<5
<i>Type of Site:</i>	
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	
<i>Surrounding Character:</i>	
<i>Suitability Information: Residential: (from SLAA) Employment:</i>	Not Suitable Not Currently Suitable but Future Potential
<i>Availability Information¹:</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.
Conclusion:	
Availability¹:	
Size²:	As the site is less than 0.2ha, 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).
Strategic Suitability³:	As the site is less than 0.2ha it has been excluded from the SLAA.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD019
Site Address:	Ludlow Road, Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	0.62
Indicative Capacity (Dwellings):	19
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	<p>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.</p>
Surrounding Character:	<p>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</p>
Suitability Information: Residential: <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
Employment:	Not Currently Suitable but Future Potential
Availability Information ¹:	Currently Available
Achievability/Viability Information:	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident.</p> <p>Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
Conclusion:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD019a
<i>Site Address:</i>	Ludlow Rd
<i>Settlement:</i>	Bridgnorth
<i>Site Size (Ha):</i>	0.26
<i>Indicative Capacity (Dwellings):</i>	8
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	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.
<i>Surrounding Character:</i>	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
<i>Suitability Information: Residential:</i> <i>(from SLAA) Employment:</i>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<i>Availability Information¹:</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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD021
<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) Employment:</i>	Not Currently Suitable but Future Potential
	Not Currently Suitable but Future Potential
<i>Availability Information¹:</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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD022
Site Address:	Conduit Farm, between Ludlow Road and the bypass
Settlement:	Bridgnorth
Site Size (Ha):	6.30
Indicative Capacity (Dwellings):	189
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx 5%
General Description:	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.
Surrounding Character:	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.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
Employment:	Not Currently Suitable but Future Potential
Availability Information ¹:	Currently Available
Achievability/Viability Information:	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.
Conclusion:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD023
Site Address:	Land West of Ludlow Road and South of A458, Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	12.78
Indicative Capacity (Dwellings):	383
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	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.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
Employment:	Not Currently Suitable but Future Potential
Availability Information ¹:	Currently Available
Achievability/Viability Information:	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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD024
<i>Site Address:</i>	Land at Tasley, south of A458, Bridgnorth
<i>Settlement:</i>	Bridgnorth
<i>Site Size (Ha):</i>	8.80
<i>Indicative Capacity (Dwellings):</i>	264
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	An agricultural field south of the A458 and Bridgnorth. The site is allocated for employment development.
<i>Surrounding Character:</i>	Character to south, east and west is predominantly agricultural. Character to north is residential and commercial (livestock market).
<i>Suitability Information: Residential: (from SLAA) Employment:</i>	Not Currently Suitable but Future Potential
	Currently Suitable
<i>Availability Information¹:</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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD025
Site Address:	Land at Tasley, south of A458, Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	10.71
Indicative Capacity (Dwellings):	321
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of part of an agricultural field located to the south of the A458. The site is allocated for employment development.
Surrounding Character:	Character to south, east and west is predominantly agricultural. Character to the north is predominantly residential.
Suitability Information: Residential: (from SLAA)	Not Currently Suitable but Future Potential
Employment:	
Availability Information¹:	Currently Suitable
Achievability/Viability Information:	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.
Conclusion:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD026
<i>Site Address:</i>	Land at Old Worcester Road, Bridgnorth
<i>Settlement:</i>	Bridgnorth
<i>Site Size (Ha):</i>	1.40
<i>Indicative Capacity (Dwellings):</i>	42
<i>Type of Site:</i>	Brownfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Small area of land located within an existing and committed employment site. The site is allocated for employment development.
<i>Surrounding Character:</i>	Character to the north is vacant land (committed for employment). Character to the west is employment. Character to the south and east is agricultural.
<i>Suitability Information: Residential:</i> <i>(from SLAA) Employment:</i>	Not Suitable
	Currently Suitable
<i>Availability Information¹:</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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	The site is in an employment setting.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD027
Site Address:	Former Builders Yard, Innage Lane, Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	0.54
Indicative Capacity (Dwellings):	16
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	A former builders yard currently vacant, located to the north of Bridgnorth town centre.
Surrounding Character:	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.
Suitability Information: Residential: (from SLAA)	Currently Suitable
Employment:	Currently Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD028
<i>Site Address:</i>	Land east Of Oldbury Road, Bridgnorth
<i>Settlement:</i>	Bridgnorth
<i>Site Size (Ha):</i>	0.71
<i>Indicative Capacity (Dwellings):</i>	21
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	An irregularly shaped site located to the rear of residential dwellings on Oldbury Road.
<i>Surrounding Character:</i>	Surrounding character is a mix of residential and agricultural.
<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 Information¹:</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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD030
Site Address:	Tasley Garden Village, Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	128.10
Indicative Capacity (Dwellings):	3843
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is a very large predominantly greenfield site consisting of a significant number of agricultural fields and some farmsteads. The site is bounded by the the A458 to the north, Tiddle Brook to west and south and Ludlow Road to the east.
Surrounding Character:	Character to the east west and south is predominantly agricultural. Character to the north is a mix of agricultural, commercial, residential, open space and land allocated for residential development.
Suitability Information: Residential: <i>(from SLAA)</i>	N/A
Employment:	N/A
Availability Information ¹:	Currently Available
Achievability/Viability Information:	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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	The site was promoted following the conclusion of the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD031
Site Address:	Land at Tiddelebrook, Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	5.98
Indicative Capacity (Dwellings):	179
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of an irregularly shaped agricultural field. The site is bounded by agricultural field boundaries to north and west and a road to south and east.
Surrounding Character:	Surrounding character is predominantly agricultural.
Suitability Information: Residential: <i>(from SLAA)</i>	N/A
Employment:	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	The site was promoted following the conclusion of the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	BRD032
Site Address:	Revised Stanmore Garden Village, Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	102.54
Indicative Capacity (Dwellings):	3076
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	<p>A large site located to the east of Bridgnorth. The site consists of part of P54, P56, P58a, STC002 and STC005. The site consists of three distinct areas:</p> <ul style="list-style-type: none"> - Part A the main site area and western-most of the three areas. It consists of site P56, STC005 and part of site P54. It 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. Boundaries are primarily defined by a road to the north and south, ridge to the west and road/agricultural field boundary to the east. - Part B a smaller area and central of the three areas. It consists of site STC002. The site was formerly part of the RAF Stanmore campus. Whilst much of 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 dwellings at The Hobbins. The site is bounded by Stanmore Industrial Estate to the south, The Hobbins (road) to the north, Stanmore Country Park to the west and a field boundary/wooded area to the east. - Part C a smaller area and eastern-most of the three areas. It consists of site P58a. The site consists of two agricultural fields enclosed by Stanmore Industrial Estate to the south and south-west, an agricultural field boundary to the north-west, a path/agricultural field boundary to the east and Brook Lane/an agricultural field boundary to the north.
Surrounding Character:	Surrounding character includes residential, commercial, agricultural and woodland.
Suitability Information: Residential: <i>(from SLAA)</i>	N/A
Employment:	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident.</p> <p>Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	The site was promoted following the conclusion of the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ODY001
<i>Site Address:</i>	Land at Fairview, Oldbury
<i>Settlement:</i>	Oldbury near Bridgnorth
<i>Site Size (Ha):</i>	0.96
<i>Indicative Capacity (Dwellings):</i>	29
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage brownfield:</i>	Approx 10%
<i>General Description:</i>	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
<i>Surrounding Character:</i>	The surrounding area is characterised by dwellings in large curtilages. There is therefore a very low density in the surrounding area
<i>Suitability Information: Residential: (from SLAA) Employment:</i>	Not Suitable
	Not Suitable
<i>Availability Information¹:</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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ODY002
Site Address:	Land to the North of Oldbury Church
Settlement:	Oldbury near Bridgnorth
Site Size (Ha):	2.68
Indicative Capacity (Dwellings):	80
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	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
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ODY004
<i>Site Address:</i>	Land adj to Institute, Oldbury
<i>Settlement:</i>	Oldbury near Bridgnorth
<i>Site Size (Ha):</i>	1.10
<i>Indicative Capacity (Dwellings):</i>	33
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	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.
<i>Surrounding Character:</i>	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
<i>Suitability Information: Residential:</i> <i>(from SLAA) Employment:</i>	Not Suitable
	Not Suitable
<i>Availability Information¹:</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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ODY007
<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
	Not Suitable
<i>Availability Information¹:</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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ODY008
<i>Site Address:</i>	Land adj. B4363, Oldbury
<i>Settlement:</i>	Oldbury near Bridgnorth
<i>Site Size (Ha):</i>	4.74
<i>Indicative Capacity (Dwellings):</i>	142
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	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
<i>Surrounding Character:</i>	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..
<i>Suitability Information: Residential:</i> <i>(from SLAA) Employment:</i>	Not Suitable
	Not Suitable
<i>Availability Information¹:</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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ODY009
Site Address:	Land adj. B4363
Settlement:	Oldbury near Bridgnorth
Site Size (Ha):	1.55
Indicative Capacity (Dwellings):	46
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	To the south, north west and west of the site is agricultural land whilst to its north east is residential development
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information ¹:	Availability Unknown
Achievability/Viability Information:	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.
Conclusion:	Availability¹: 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.
Size²:	
Strategic Suitability³:	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.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ODY010
<i>Site Address:</i>	Land adj. B4363
<i>Settlement:</i>	Oldbury near Bridgnorth
<i>Site Size (Ha):</i>	6.76
<i>Indicative Capacity (Dwellings):</i>	203
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site is formed of two fields to the south of the built form of Oldbury village which are currently in agricultural / grazing use.
<i>Surrounding Character:</i>	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.
<i>Suitability Information: Residential: (from SLAA) Employment:</i>	Not Suitable
	Not Suitable
<i>Availability Information¹:</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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ODY011X
<i>Site Address:</i>	Old Mill Lane
<i>Settlement:</i>	Oldbury near Bridgnorth
<i>Site Size (Ha):</i>	0.17
<i>Indicative Capacity (Dwellings):</i>	<5
<i>Type of Site:</i>	
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	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.
<i>Surrounding Character:</i>	Agricultural, woodland and dispersed residential.
<i>Suitability Information: Residential: (from SLAA) Employment:</i>	N/A
	N/A
<i>Availability Information¹:</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.
Conclusion:	
Availability¹:	
Size²:	As the site is less than 0.2ha, 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).
Strategic Suitability³:	As the site is less than 0.2ha it has been excluded from the SLAA.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P52
Site Address:	Land north east of Hermitage Hill Coppice, north east of Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	24.20
Indicative Capacity (Dwellings):	726
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of a series of agricultural fields to the north east of Bridgnorth.
Surrounding Character:	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.
Suitability Information: Residential: (from SLAA) Employment:	Not Suitable
	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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).
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P53a
Site Address:	Land north of the A454, east of Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	12.73
Indicative Capacity (Dwellings):	382
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	Surrounding character is predominantly agricultural.
Suitability Information: Residential: (from SLAA)	Not Suitable
Employment:	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P53b
Site Address:	Land north of the A454 and Swancote, north east of Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	74.36
Indicative Capacity (Dwellings):	2231
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	Surrounding uses are predominantly agricultural.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information ¹:	Availability Unknown
Achievability/Viability Information:	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.
Conclusion:	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.
Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P54
Site Address:	Land south of the A454 and Swancote, east of Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	130.79
Indicative Capacity (Dwellings):	3924
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	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.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P55
Site Address:	Hermitage Hill, Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	14.33
Indicative Capacity (Dwellings):	430
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A linear site located to the East of Bridgnorth, comprising small pastoral fields and mature woodland.
Surrounding Character:	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.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information ¹:	Availability Unknown
Achievability/Viability Information:	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.
Conclusion:	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.
Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P56
<i>Site Address:</i>	Land at Hermitage Farm, Bridgnorth
<i>Settlement:</i>	Bridgnorth
<i>Site Size (Ha):</i>	77.59
<i>Indicative Capacity (Dwellings):</i>	2328
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	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.
<i>Surrounding Character:</i>	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.
<i>Suitability Information: Residential:</i>	Not Suitable
<i>(from SLAA) Employment:</i>	Not Suitable
<i>Availability Information¹:</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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P58a
<i>Site Address:</i>	Land north of Stanmore Industrial Estate
<i>Settlement:</i>	Bridgnorth
<i>Site Size (Ha):</i>	6.84
<i>Indicative Capacity (Dwellings):</i>	205
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	This site consists of two agricultural fields enclosed by Stanmore Industrial Estate to the south and south-west, an agricultural field boundary to the north-west, a path/agricultural field boundary to the east and Brook Lane/an agricultural field boundary to the north.
<i>Surrounding Character:</i>	Character to the north and east is predominantly agricultural. Character to the west and south is predominantly commercial, on the adjacent Stanmore Industrial Estate.
<i>Suitability Information: Residential:</i> <i>(from SLAA) Employment:</i>	Not Suitable
	Not Suitable
<i>Availability Information¹:</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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P58b
<i>Site Address:</i>	Land south of Hobbins Road, Stanmore
<i>Settlement:</i>	Bridgnorth
<i>Site Size (Ha):</i>	6.79
<i>Indicative Capacity (Dwellings):</i>	204
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	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.
<i>Surrounding Character:</i>	Character to the north and east is predominantly agricultural. Character to the west and south is predominantly commercial, on the adjacent Stanmore Industrial Estate.
<i>Suitability Information: Residential: (from SLAA) Employment:</i>	Not Suitable
	Not Suitable
<i>Availability Information¹:</i>	Availability Unknown
<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.
Conclusion:	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.
Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P59
<i>Site Address:</i>	Land east of Stanmore Industrial Estate
<i>Settlement:</i>	Bridgnorth
<i>Site Size (Ha):</i>	41.52
<i>Indicative Capacity (Dwellings):</i>	1246
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A generally linear site consisting of a series of agricultural fields to the east of Stanmore and Stanmore Industrial Estate and Stanmore Country Park.
<i>Surrounding Character:</i>	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.
<i>Suitability Information: Residential: (from SLAA) Employment:</i>	Not Suitable
	Not Suitable
<i>Availability Information¹:</i>	Availability Unknown
<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.
Conclusion:	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.
Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P61
Site Address:	Land south of the A458, Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	97.19
Indicative Capacity (Dwellings):	2916
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A very large site located to the south of the A458.
Surrounding Character:	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.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information ¹:	Availability Unknown
Achievability/Viability Information:	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.
Conclusion:	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.
Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P62
Site Address:	Land south of Hillside Avenue, Bridgnorth
Settlement:	Bridgnorth
Site Size (Ha):	14.91
Indicative Capacity (Dwellings):	447
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site lies to the south of residential dwellings on Hillside Avenue and Bridgnorth Aluminium.
Surrounding Character:	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.
Suitability Information: Residential: (from SLAA)	Not Suitable
Employment:	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	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.
Conclusion:	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.
Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P63
<i>Site Address:</i>	Land east/north of the River Severn, Bridgnorth
<i>Settlement:</i>	Bridgnorth
<i>Site Size (Ha):</i>	61.06
<i>Indicative Capacity (Dwellings):</i>	1832
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	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.
<i>Surrounding Character:</i>	Character to the south east and west is predominantly agricultural. Character to the north is a mix of residential and a caravan park.
<i>Suitability Information: Residential: (from SLAA) Employment:</i>	Not Suitable
	Not Suitable
<i>Availability Information¹:</i>	Availability Unknown
<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.
Conclusion:	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.
Size²:	
Strategic Suitability³:	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.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	STC001
<i>Site Address:</i>	Stanmore Industrial Estate
<i>Settlement:</i>	Stanmore
<i>Site Size (Ha):</i>	18.03
<i>Indicative Capacity (Dwellings):</i>	541
<i>Type of Site:</i>	Brownfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	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.
<i>Surrounding Character:</i>	Character to the north and east is predominantly agricultural. Character to the south and west is predominantly woodland within Stanmore Country Park.
<i>Suitability Information: Residential: (from SLAA) Employment:</i>	Not Currently Suitable but Future Potential
	Currently Suitable
<i>Availability Information¹:</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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	STC002
Site Address:	Land adjacent Hickman Road, Stanmore Industrial Estate
Settlement:	Stanmore
Site Size (Ha):	4.56
Indicative Capacity (Dwellings):	137
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site was formerly part of the RAF Stanmore campus. Whilst much of 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 dwellings at The Hobbins. The site is bounded by Stanmore Industrial Estate to the south, The Hobbins (road) to the north, Stanmore Country Park to the west and a field boundary/wooded area to the east.
Surrounding Character:	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.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	STC003
Site Address:	Grove Farm, Stourbridge Road, Stanmore
Settlement:	Stanmore
Site Size (Ha):	8.86
Indicative Capacity (Dwellings):	266
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	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).
Suitability Information: Residential: (from SLAA)	Not Suitable
Employment:	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	STC004
<i>Site Address:</i>	Stanmore Country Park
<i>Settlement:</i>	Stanmore
<i>Site Size (Ha):</i>	33.92
<i>Indicative Capacity (Dwellings):</i>	1018
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	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.
<i>Surrounding Character:</i>	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.
<i>Suitability Information: Residential: (from SLAA) Employment:</i>	Not Suitable
	Not Suitable
<i>Availability Information¹:</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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	STC005
Site Address:	Land west of the Hobbins
Settlement:	The Hobbins
Site Size (Ha):	3.03
Indicative Capacity (Dwellings):	91
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A parcel of land located between housing at The Hobbins and the A454.
Surrounding Character:	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.
Suitability Information: Residential: (from SLAA)	Not Suitable
Employment:	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	STC006
Site Address:	Land at the Hobbins, Bridgnorth
Settlement:	The Hobbins
Site Size (Ha):	2.03
Indicative Capacity (Dwellings):	61
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A parcel of land located within The Hobbins.
Surrounding Character:	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.
Suitability Information: Residential: (from SLAA)	Not Suitable
Employment:	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Community Hub: Alveley

Site Assessment - Stage 2b

Site Reference:	ALV001
Site Address:	Land to south of Bridge Road, Alveley
Settlement:	Alveley
Site Size (Ha):	23.62
Indicative Capacity (Dwellings):	709
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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
Surrounding Character:	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.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALV001VAR
Site Address:	Land south of Golden Acres, Alveley
Settlement:	Alveley
Site Size (Ha):	4.13
Indicative Capacity (Dwellings):	124
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of an agricultural field located to the south of Alveley. Boundaries are defined by the road and residential property curtilages to the west, residential property curtilages and agricultural field boundaries to the north, and agricultural field boundaries to east and south.
Surrounding Character:	Surrounding character is predominantly residential to the north-west and agricultural to south-west, south-east and north-east.
Suitability Information: (from SLAA)	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site was promoted following the conclusion of the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALV002
Site Address:	Land off Cooks Cross, Alveley
Settlement:	Alveley
Site Size (Ha):	3.40
Indicative Capacity (Dwellings):	102
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	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.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	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.
Conclusion:	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.
Availability¹: Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALV003
Site Address:	Land north of Cooks Cross, Alveley
Settlement:	Alveley
Site Size (Ha):	1.27
Indicative Capacity (Dwellings):	38
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	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.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	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.
Conclusion:	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.
Availability¹: Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALV004
Site Address:	Land north of Birch Grove, Alveley
Settlement:	Alveley
Site Size (Ha):	3.89
Indicative Capacity (Dwellings):	117
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	Mainly rural agricultural with the developed edge of the village to the South
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALV005
Site Address:	Land north of Honeybourne Road, Alveley
Settlement:	Alveley
Site Size (Ha):	4.37
Indicative Capacity (Dwellings):	131
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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
Surrounding Character:	Mainly rural agricultural with the developed edge of the village to the South
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALV006
Site Address:	Land north of Daddlebrook Road, Alveley
Settlement:	Alveley
Site Size (Ha):	1.35
Indicative Capacity (Dwellings):	41
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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
Surrounding Character:	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
Suitability Information: (from SLAA)	Not Suitable
Availability Information ¹:	Currently Available
Achievability/Viability Information:	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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALV007
Site Address:	Land west of A442, Alveley
Settlement:	Alveley
Site Size (Ha):	1.05
Indicative Capacity (Dwellings):	32
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	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.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALV009
Site Address:	Land Adjacent to The Cleckars, Alveley
Settlement:	Alveley
Site Size (Ha):	1.41
Indicative Capacity (Dwellings):	42
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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 the A road which is shared with the access drive to the dwelling The Cleckars.
Surrounding Character:	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.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALV009VAR
Site Address:	Land at The Cleckars, Alveley
Settlement:	Alveley
Site Size (Ha):	3.54
Indicative Capacity (Dwellings):	106
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of an agricultural field and the property and curtilage of The Clackers. Boundaries are defined by the road to the east, property curtilages to the north and south, and an agricultural field boundary to the west.
Surrounding Character:	Surrounding character is a mix of residential to north and south and agricultural to east and west.
Suitability Information: (from SLAA)	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site was promoted following the conclusion of the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALV010
Site Address:	Club House, Alveley
Settlement:	Alveley
Site Size (Ha):	0.23
Indicative Capacity (Dwellings):	7
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	The site is adjoined by the residential development and village hall, play area , recreation ground and facilities .
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site is an existing use located in an area inset in the Green Belt and is therefore not subject to Green Belt Assessment and Review .
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALV011
Site Address:	Land South of Bridge Road, Alveley
Settlement:	Alveley
Site Size (Ha):	2.32
Indicative Capacity (Dwellings):	70
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	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.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALV012
Site Address:	West of The Rectory, Vicarage Bank, Alveley
Settlement:	Alveley
Site Size (Ha):	1.52
Indicative Capacity (Dwellings):	45
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	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.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALV013
Site Address:	Warehouse Site, Turley Green, Alveley
Settlement:	Alveley
Site Size (Ha):	0.83
Indicative Capacity (Dwellings):	25
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	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.
Surrounding Character:	Character to east and west is predominantly agricultural. Character to north is a mix of residential and agricultural. Character to south is predominantly residential.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Not Currently Available - Likely to become so
Achievability/Viability Information:	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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	ALV014
Site Address:	Land at the Royal Oak, Alveley
Settlement:	Alveley
Site Size (Ha):	1.52
Indicative Capacity (Dwellings):	46
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 15%
General Description:	A site consisting of a series of small agricultural fields and the Royal Oak and its curtilage. Site boundaries are defined by agricultural field boundaries to the east and south, a property curtilage to the north and the road to the west.
Surrounding Character:	Character to east and south is predominantly agricultural. Character to north is a mix of residential and commercial. Character to west is predominantly residential.
Suitability Information: (from SLAA)	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site was promoted following the conclusion of the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P71
Site Address:	Land east of the A442, Alveley
Settlement:	Alveley
Site Size (Ha):	23.23
Indicative Capacity (Dwellings):	697
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A very large parcel of land consisting of numerous agricultural fields located to the east of the A442 and development located along the A442.
Surrounding Character:	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.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	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.
Conclusion:	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.
Availability¹: Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P74
Site Address:	Land at Hall Close Farm, Alveley
Settlement:	Alveley
Site Size (Ha):	3.80
Indicative Capacity (Dwellings):	114
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 10%
General Description:	The site consists of a large rural dwelling and its curtilage; another dwelling/annexe (conversion of an existing granary); and surrounding agricultural fields.
Surrounding Character:	Character to south, east and west is predominantly agricultural. Character to north is a mix of agricultural and residential.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	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.
Conclusion:	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.
Availability¹: Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P75
Site Address:	Land at Country Park Lane, Alveley
Settlement:	Alveley
Site Size (Ha):	8.49
Indicative Capacity (Dwellings):	255
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of two agricultural fields located to the south and east of Country Park Lane.
Surrounding Character:	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.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	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.
Conclusion:	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.
Availability¹:	
Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P76
Site Address:	Land south of Vicarage Bank, Alveley
Settlement:	Alveley
Site Size (Ha):	5.70
Indicative Capacity (Dwellings):	171
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of a series of agricultural fields located to the west of Alveley.
Surrounding Character:	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.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	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.
Conclusion:	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.
Availability¹: Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	P79
Site Address:	Land north of St Mary's Church, Alveley
Settlement:	Alveley
Site Size (Ha):	10.05
Indicative Capacity (Dwellings):	302
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of a series of agricultural fields and a disused quarry (now a SSSI) to the north-west of Alveley.
Surrounding Character:	Character to north and west is predominantly agricultural. Character to the east and south is a mix of agricultural and residential.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	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.
Conclusion:	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.
Availability¹: Size²:	
Strategic Suitability³:	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.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Community Hub: Ditton Priors

Site Assessment - Stage 2b

Site Reference:	DNP001
<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 Information¹:</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.
Conclusion:	Availability¹: As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
	Size²:
Strategic Suitability³:	The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	DNP002
<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 Information¹:</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.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	DNP003
<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 of 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 uses 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 Information¹:</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.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	DNP004
<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 Information¹:</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.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	DNP005
<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 Information¹:</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.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³:
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	DNP006
<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 comprising part of a field in agricultural use. The site sits partly 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 Information¹:</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.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³:
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	DNP007
<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. 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 Information¹:</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.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	DNP008
<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 Information¹:</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.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³:
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	DNP009
<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 Information¹:</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.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³:
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	DNP010
<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 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 and although now unclear what this was there were some military and other historical uses.
<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 Information¹:</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.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³:
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

Site Assessment - Stage 2b

Site Reference:	DNP011
<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 Information¹:</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.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³:
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

^{1, 2 and 3} Further information provided within the Site Assessment Process Overview.

**Bridgnorth Place Plan Area
Stage 3 Detailed Site Review:
Site Assessments**

Principal Centre: Bridgnorth

Site Assessment - Stage 3	
Site Reference:	BRD006
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	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>	EclA 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>	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>The site is outside the development boundary within the Green Belt to the north of Low Town adjacent to the A442. The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully.</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.</p> <p>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 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>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Acceptable highway access required.</p> <p>Retention/enhancement of environmental network.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning

The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

The site is also located in an area with ecological, high landscape and visual sensitivity. The sites topography may be challenging to create an appropriate access.

It is understood that the site may have been purchased to provide an extension to the cemetery.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

- 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:	BRD006a
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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>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
<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.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	22
<i>Ecology Comments Significant Constraints:</i>	Site lies entirely within Env. Network corridor. CS17 Environmental Networks applies. No or very reduced number of dwellings possible. Suggest seek landscape advice.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for Dormice, Badgers, Bats, nesting birds, 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 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>	
<i>Tree Comments Other Constraints:</i>	line of trees and hedge to 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.
<i>Tree Comments Opportunities:</i>	linear site offers little scope for additional tree planting.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	Road noise to the west
<i>Public Protection Comments Opportunities:</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
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>The site is outside the development boundary within the Green Belt to the north of Low Town adjacent to the A442. It is a linear site with a relatively poor relationship to the existing built form of the settlement. The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully.</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.</p> <p>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, 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>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Acceptable highway access required. Retention/enhancement of environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning

The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

The site is also located in an area with ecological, high landscape and visual sensitivity. The sites topography may be challenging to create an appropriate access.

It is understood that the site may have been purchased to provide an extension to the cemetery.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

- 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):**

<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>	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good

<p>Strategic Considerations:</p>	<p>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.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Major earthworks and drainage would be required in an ecologically sensitive location and Conservation Area setting context to achieve an acceptable highway access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>Yes</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Potential Windfall site</p>

Reasoning

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.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

Site Assessment - Stage 3	
Site Reference:	BRD014
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
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>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>
Landscape Considerations (Residential) (from the LVSS):	High
Visual Impact Considerations (Residential) (from the LVSS):	High
Landscape Considerations (Employment) (from the LVSS):	Very High
Visual Impact Considerations (Employment) (from the LVSS):	Very High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Stourbridge 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. Outside existing 40mph limit but this can be reviewed and extended with traffic calming / gateway feature.
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):	20
Ecology Comments Significant Constraints:	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.
Ecology Comments Other Constraints:	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>	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>This site occupies a visually sensitive position adjacent to but outside the development boundary and sits within the Green Belt. The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully.</p> <p>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>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Retention/enhancement of environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning

The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

The site is also located in an area with high landscape and visual sensitivity and adjacent to ancient woodland.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

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:	BRD017
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	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 hedgerow 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 ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good

<p>Strategic Considerations:</p>	<p>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 and appropriate traffic calming and pedestrian links to Bridgnorth.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>A local service centre and appropriate traffic calming and pedestrian links to Bridgnorth. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Countryside</p>

Reasoning

The site is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure. 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 and appropriate traffic calming and pedestrian links to Bridgnorth. A preferable site has been identified which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

Site Assessment - Stage 3	
Site Reference:	BRD019
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	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 ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good

<p>Strategic Considerations:</p>	<p>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 and appropriate traffic calming and pedestrian links to Bridgnorth.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>A local service centre and appropriate traffic calming and pedestrian links to Bridgnorth. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Countryside</p>

Reasoning

The site is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure. 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 and appropriate traffic calming and pedestrian links to Bridgnorth. A preferable site has been identified which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

Site Assessment - Stage 3	
Site Reference:	BRD019a
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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, BRD019 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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	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.

Ecology Comments Management of Constraints:	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.
Ecology Comments Opportunities:	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.
Heritage Comments Significant Constraints:	N/A
Heritage Comments Other Constraints:	N/A
Heritage Comments Management of Constraints:	
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	site surrounded by trees and woodland.
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:	
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	Road to north and west.
Public Protection Comments Management of Constraints:	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.
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good

<p>Strategic Considerations:</p>	<p>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 and appropriate traffic calming and pedestrian links to Bridgnorth.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>A local service centre and appropriate traffic calming and pedestrian links to Bridgnorth. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Countryside</p>

Reasoning

The site is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure. 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 and appropriate traffic calming and pedestrian links to Bridgnorth. A preferable site has been identified which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

Site Assessment - Stage 3	
Site Reference:	BRD021
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17
<i>Ecology Comments Significant Constraints:</i>	None.
<i>Ecology Comments 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 northern border. 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 and hedges in field.
<i>Ecology Comments 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 Significant Constraints:</i>	
<i>Heritage Comments 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 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>	mature trees and hedgerows around site and a group of a few 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
<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. 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. Air quality mitigation may be necessary.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>Large site close to the village of Oldbury which occupies a rural setting and 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 landscape value and visual impact are also considerations.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>An acceptable highway access. A local service centre and appropriate traffic calming and pedestrian links to Bridgnorth. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Countryside</p>

Reasoning

An acceptable highway access cannot be achieved without third party land. The site is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure, although it is acknowledged that given its size it would have the potential to provide services on site.

A preferable site has been identified which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

Site Assessment - Stage 3	
Site Reference:	BRD022
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	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.

Ecology Comments Management of Constraints:	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.
Ecology Comments Opportunities:	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems.
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	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.
Heritage Comments Management of Constraints:	Heritage Assessment required with application (Level 2 historic buildings assessment if demo of farm included; archaeological DBA + field evaluation).
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	site surrounded by trees and hedgerows, groups of mature trees 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 adjacent woodland and seek to retain internal trees within open space.
Tree Comments Opportunities:	
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	Road to north. Any significant scale development causing additional traffic movements into town requires air quality assessment.
Public Protection Comments Management of Constraints:	Any significant scale development causing additional traffic movements into town requires air quality assessment.
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>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 western portion of the site has a very steep topography dropping down from Ludlow Road. In order to achieve an acceptable highway access third party land may be required. The size and capacity of the site would be insufficient to provide for the provision of local services and appropriate traffic calming and pedestrian links to Bridgnorth.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>A local service centre and appropriate traffic calming and pedestrian links to Bridgnorth. Protection/enhancement of environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Countryside</p>

Reasoning

The site is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure. 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 and appropriate traffic calming and pedestrian links to Bridgnorth. A preferable site has been identified which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

Site Assessment - Stage 3	
Site Reference:	BRD023
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	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>	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good

<p>Strategic Considerations:</p>	<p>The site occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth by the A458. It is understood that 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 and appropriate traffic calming and pedestrian links to Bridgnorth. The site forms part of a wider site promotion.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>A local service centre and appropriate traffic calming and pedestrian links to Bridgnorth. Linkage to environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Considered as part of a wider site promotion.</p>

Reasoning

The site is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure. The size and capacity of the site, taking into account the fact that only part of the site is understood to be available for development, would be insufficient, to provide for the provision of local services and appropriate traffic calming and pedestrian links to Bridgnorth.

A preferable site, which includes this area of land has been identified which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

Site Assessment - Stage 3	
Site Reference:	BRD024
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	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>	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good

<p>Strategic Considerations:</p>	<p>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 2038.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Roundabout on A458. A local service centre and appropriate traffic calming and pedestrian links to Bridgnorth. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as employment land</p>

Reasoning

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. The size and capacity of the site, taking into account the fact that only part of the site is understood to be available for development, would be insufficient, to provide for the provision of local services and appropriate traffic calming and pedestrian links to Bridgnorth.

A preferable site which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

Site Assessment - Stage 3	
Site Reference:	BRD025
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17
<i>Ecology Comments Significant Constraints:</i>	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 western boundary. Env. Network borders site, particularly to A458 verge and noth-west. Footpaths cross the 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 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 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 the north, east and west site boundaries and group of mature trees in middle 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 to north as a noise source. 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. 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).
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good

<p>Strategic Considerations:</p>	<p>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 2038.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Roundabout on A458. A local service centre and appropriate traffic calming and pedestrian links to Bridgnorth. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as employment land</p>

Reasoning

The site forms an integral part of an existing, mixed-use allocation (ELR011b) . 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. The size and capacity of the site, taking into account the fact that only part of the site is understood to be available for development, would be insufficient, to provide for the provision of local services and appropriate traffic calming and pedestrian links to Bridgnorth.

A preferable site which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

Ecology Comments Management of Constraints:	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.
Ecology Comments Opportunities:	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and Env Network on boundaries.
Heritage Comments Significant Constraints:	N/A
Heritage Comments Other Constraints:	N/A
Heritage Comments Management of Constraints:	
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	mature trees / woodland at north and south corners 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:	use tree landscaping to enhance tree cover within site as appropriate.
Public Protection Comments Significant Constraints:	Due to nature of surrounding land uses this site is unacceptable as residential land use (noise, odour, dust, contamination).
Public Protection Comments Other Constraints:	
Public Protection Comments Management of Constraints:	
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>Small area of land which represents an allocated employment site (WO39) in the adopted SAMDev Plan and is located within an existing employment area. The site is surrounded by an employment site/commitments, and is therefore an inappropriate location for residential development.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Surface water management. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as employment allocation</p>

Reasoning

The site is an allocated employment site located within an existing employment area and as such is considered most appropriate for employment uses.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

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

n/a

<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 hedges 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 assessment.
<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 residents close by.
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>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 the 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. It is understood that this site now has Planning Permission for extra care facilities.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>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. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>Yes</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Potential windfall</p>

Reasoning

Site is a suitable location for residential development within the development boundary subject to access and design considerations and measures.

It is understood that this site now has Planning Permission for extra care facilities.

A preferable site has been identified which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

Ecology Comments Management of Constraints:	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.
Ecology Comments Opportunities:	Use large open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and Env Network on boundaries.
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	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).
Heritage Comments Management of Constraints:	Heritage Assessment required with application (impact on settings of SMs and CA, archaeological DBA + ?field evaluation).
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	woodland adjacent south-west part of site.
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 extend woodland cover and create 15m buffer with the woodland to the south-west
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	Any significant scale development causing additional traffic movements into town requires air quality assessment.
Public Protection Comments Management of Constraints:	Assessment of impact on AQMA needed and mitigation where available.
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>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.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Acceptable highway access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Countryside</p>

Reasoning

The site is not achievable since a safe highway access cannot be achieved.
A preferable site has been identified which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

Site Assessment - Stage 3	
Site Reference:	BRD030
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	5%
<i>Percentage of site in Flood Zone 2:</i>	6%
<i>Percentage of site in Flood Zone 1:</i>	94%
<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>	4%
<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>	6%
<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>	
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	The site has good vehicular access potential, directly onto the A458 and Ludlow Road. If allocated, during the Planning Application process, consideration will need to be given to the most appropriate forms of access, this will be determined on the projected number of vehicles using the access, and the interaction with the access to land already in the Local Plan.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	As part of a strategic settlement it is assumed that these sites will be designed to promote cycling and walking for local trips and that local facilities will be provided to maximise sustainable travel. However, the parts of site that are closest to Bridgnorth High Town are 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 and into the town, including a footbridge crossing of the A458. These walking routes will also provide access to the existing Bridgnorth town bus service that currently operate within High Town, although appropriate bus provision on the site should also be considered.
<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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	N/A
<i>Ecology Comments Significant Constraints:</i>	Within SSSI IRZ (potential impacts on SSSIs) - triggers consultation with Natural England (>100 houses).
<i>Ecology Comments Other Constraints:</i>	May require botanical survey. Requires EclA and surveys for GCNs (ponds within 500m), bats, dormice, otters, water voles, badgers, reptiles and nesting birds. Much of the western boundary forms an Env. Network corridor (formed by Tiddle Brook), a corridor crosses the site (formed by a drain) and the woodland on the site forms a further corridor.

<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>	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 includes Grade II Listed The Leasowes (NHLE ref. 1294006) and the former Farm House at The Leasowes (NHLE ref. 1294006). The effects upon their settings would need to be carefully considered. Also the significance the farmhouses and surviving traditional farm buildings at the non-designated historic farmsteads at Footbridge Farm (HER PRN 25926), Hundred House Farm (HER PRN 25940), and Roundthorn Farm (HER PRN 25941). Only known archaeological interest if a former brickworks at the NW end of site (HER PRN 33038). However, very large site suggests it may have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Setting of LBs, Level 2 historic buildings assessment if demo of any historic farmhouses or farm buildings included; archaeological DBA + field evaluation [geophysical survey + trial trenching]).
<i>Heritage Comments Opportunities:</i>	Creation of appropriate settings within amenity green space for LBs and retained non-designated historic farm buildings. Retention of historic field patterns/ hedgerows as green infrastructure and within the grain of the development
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Numerous mature trees and hedgerows within and around site. Blocks of woodland to parts of north, west and south site boundary
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Utilise strategic approach to landscape design as part of concept and masterplanning of the scheme.
<i>Tree Comments Opportunities:</i>	Retain and enhance tree cover within site, as appropriate to deliver net gain for biodiversity. Seek to expand existing woodland blocks by planting new native woodland, as part of a planned network of natural habitats / accessible open space distributed throughout the site .
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	<p>A Phase I Desk Study should be undertaken and submitted to identify any potential contamination issues from historical map information and other sources. The site has a number of identified features such as unknown filled ground, but these are unlikely to have a huge impact on any proposed development.</p> <p>The proposal is over known foul water private drainage facilities to the Punch Bowl and other residential properties (properties in the area have private sewerage treatment plants with infiltration fields and pipework into adjacent fields). These are not severn trent assets.</p> <p>Road Noise from the 60mph A458, road noise assessment required.</p> <p>Commercial Noise from the Punch Bowl Inn (wedding venue premises) and a manufacturing business a further 60 metres south of Punch Bowl Inn which have proposed residential near to the premises.</p> <p>The current Nock Deighton Livestock Market may be relocated from existing site onto the new business area of the site and give rise to odour complaint. General interaction of business area and residential to be managed by class uses.</p> <p>There is an active application for Chicken Rearing units in the Tasley area.</p> <p>There may be an air quality impact on the existing AQMA.</p>
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>A very large site located to the south-west of Bridgnorth. The site has the potential to deliver a new sustainable urban extension incorporating the credentials of a garden village development. The site could provide a mix of housing which would contribute to meeting local needs, a new employment site in a prime roadside location, community facilities within a new local centre to support the new community and extensive green infrastructure. The site generally has good vehicular access potential. However there will be a need to undertake works to road infrastructure to ensure that it is appropriate to support the development.</p> <p>The site occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth by the A458. The site is also separated from the built form of the settlement by either land allocated for employment development or land which is included within the site promotion, but is in third party ownership and the owners have indicated that the land is not available for development. Once the employment allocation is implemented this will form part of the built form of Bridgnorth increasing the sites connectivity to the town. The land which is in third party ownership would effectively 'buffer' the site from the main road and in the longer term may in part represent a windfall development opportunity - although an appropriate buffer of the A458 would need to be retained. Due to the scale of the site it has the potential to provide on site services and facilities to serve existing and new communities. The site has the potential to provide significant and effective pedestrian and cycle links over the A458 to encourage safe and sustainable patterns of movement between the site and the wider town. This could include but not be limited to a raised pedestrian and cyclist footbridge crossing of the A458 at an appropriate location near the Ludlow Road roundabout, subject to ground investigations and available land.</p> <p>The site has grade 3 agricultural land quality. Best and most versatile agricultural land is graded 1-3a. Precautionary approach to assume land is amongst best and most versatile.</p> <p>Parts of the site, along its western and southern boundaries, are located within flood zones 2 and/or 3. Additionally parts of the site are also located within the 1 in 1,000 surface water flood risk zone. However, the site is of sufficient scale that development could be excluded from these elements of the site and a comprehensive development still achieved.</p> <p>The site is not located within the Green Belt.</p> <p>The parcel which covers the majority of the site has medium-high landscape and visual sensitivity to employment. A portion of the site was beyond the area assessed.</p> <p>The site is located within the Impact Risk Zone for 2 SSSI's, one of which is for residential development of greater than 100 dwellings. Discussions with Ecology Officers at Shropshire Council and initial discussions with Natural England indicate that risks can be managed through appropriate design, layout and construction of the development.</p> <p>Parts of the site are located within an environmental network, mainly along site boundaries, wooded areas and along the route of a drain. There may also be protected species and priority habitats on site. Design and layout will need to give these factors due consideration.</p> <p>The site contains two Grade II listed buildings and several non-designated heritage assets, these will need to be retained and appropriately buffered. Due to its size is likely to have archaeological potential.</p> <p>The site adjoins two existing employment allocations, one of which is for the relocation of the livestock market. Design and layout will need to give these factors due consideration.</p> <p>The site is close to sources of current road and commercial noise and potential future noise and odour from the relocated livestock market (the adjacent employment allocation includes land specifically for the livestock market and associated landscaping), other commercial uses on the existing employment allocation and potential commercial uses on the employment land proposed within the site promotion itself. These issues would require careful and sensitive consideration; however, it is considered that this can be appropriately managed through appropriate design and layout and use of green infrastructure buffering.</p> <p>The site is in proximity to quarries (and allocated extensions) at Morville and Bridgwalton. It is considered that through the use of appropriate buffers this proximity can be mitigated.</p> <p>The relationship with the site subject to a planning application for Poultry Units (within the site promotion).</p> <p>The site is located over known foul water private drainage facilities to the Punch Bowl and other residential properties, but this could be appropriately managed if the site were developed.</p> <p>Given the scale of the site it is important to ensure that necessary supporting infrastructure is provided.</p> <p>Air quality in Bridgnorth is a consideration.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>A new local centre to provides retail and community uses. A new community centre. A raised pedestrian/cyclist bridge of the A458. Primary school. Pedestrian and cyclist infrastructure on the site and from the site into Bridgnorth.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Necessary improvements to road infrastructure. Significant open space and green infrastructure on the site with opportunities for linkages to the existing environmental network. A linear park. SUDs and water treatment facilities. A potential park and ride. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>Allocate part of the site as a sustainable urban extension of Bridgnorth. Identify part of the site as a future direction for growth</p>

Reasoning

The site represents an opportunity to achieve a high quality mixed use development providing around 1,050 dwellings, 16ha of employment land, a new local centre (which could include a range of retail and community uses) and significant areas of Green Infrastructure including a new Linear Park. Around 41.5ha of land would also be available for further development beyond 2038.

The level of housing proposed means that there is an opportunity to provide a range of sizes, types and tenure which will respond to local needs, including the need for affordable, key worker and local employee housing.

The employment provision will be visible from the A458 Bridgnorth Bypass, as such it could represent an attractive location for employers in a 'gateway location'. It is considered that this site could complement existing and proposed provision within the area.

Whilst it is acknowledged that the A458, employment allocations and a small area of third party land causes severance between the site and the existing built form of the settlement, due to the scale of the site it has the potential to provide on site services and facilities to serve existing and new communities. Furthermore, due to the scale of the site it has the potential to provide significant and effective pedestrian and cycle links over the A458 to encourage safe and sustainable patterns of movement between the site and the wider town. This could include but not be limited to a raised pedestrian and cyclist footbridge crossing of the A458 at an appropriate location near the Ludlow Road roundabout, subject to ground investigations and available land. Provision of facilities on site and access improvements will address specific sustainability appraisal issues. Once the employment allocation is implemented this will form part of the built form of Bridgnorth increasing the sites connectivity to the town. The land which is in third party ownership would effectively 'buffer' the site from the main road and in the longer term may in part represent a windfall development opportunity - although an appropriate buffer of the A458 would need to be retained.

Due to the scale of the site, it is considered that appropriate public transport links can be provided. There is also the potential to operate a dedicated park and ride service from the site, this will need to be investigated in partnership with appropriate local community groups and bus operators.

Any necessary improvements to the A458 Ludlow Road roundabout, the wider highway network and associated infrastructure will be informed by Strategic and Local Highway Transport Assessments. An air quality assessment of the impact of increased vehicular movements into Bridgnorth will also be undertaken and its recommendations implemented. Given the scale of the site, it is considered that necessary works are achievable.

The site is not located within the Green Belt, the NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. This site is considered to represent a sustainable option for meeting the development needs of Bridgnorth.

Whilst some of the site is located within Flood Zones 2 and/or 3, the site is of a sufficient scale that these areas can be used for green infrastructure provision. Whilst some of the site is within the 1 in 1,000 surface water flood zone, it is considered that the site is of sufficient size that following the use of SUDs and attenuation ponds, development can avoid any areas with residual surface water flood risk.

The site is located within the Impact Risk Zone for 2 SSSI's, one of which is for residential development of greater than 100 dwellings. Discussions with Ecology Officers at Shropshire Council and initial discussions with Natural England indicate that risks can be managed through appropriate design, layout and construction of the development.

Environmental networks and wooded areas on the site can also be retained and form part of the green infrastructure provision.

The parcel which covers the majority of the site has medium-high landscape and visual sensitivity to employment. High quality design and layout will reduce any visual impact.

The site contains two Grade II listed buildings and several non-designated heritage assets. A Heritage Assessment provided by the Promoters indicates that less than substantial harm would arise to the significance of these designated heritage assets as a result of the changes that would occur to their settings. Because Sections 66(i) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the tests set out in Paragraphs 193, 194 and 196 of the Framework are therefore engaged, the Council is required to place great weight upon to their conservation. However, whilst this requirement is acknowledged, it is considered that through appropriate design and layout of development and incorporation of effective Green Infrastructure, impacts on these assets can be minimised.

Noise, any odour and any dust associated with the A458, nearby quarries and proposed extensions of quarries, the existing employment allocations (one of which is allocated specifically for the relocated livestock market) and the employment proposed on the site will need to be considered within the design, layout and use of green infrastructure. Given the scale of the site, this is considered achievable.

Part of the site is subject to a Planning Application for 'poultry units', it is currently unclear whether this Planning Application would be temporarily implemented if Planning Permission is granted. However, given that the land subject to this Planning Application is within the site promotion, it is considered that this could be appropriately mitigated through inclusion of a guideline stipulating that before occupation of the first dwelling on the site, any poultry units operating on the site or indeed land within the wider site promotion will cease operation and subsequent conditions/legal agreements within any Planning Application for development of the site.

The Framework places a responsibility on the Local Planning Authority to devise an appropriate strategy for the area, taking into account the reasonable alternatives, and based on proportionate evidence. It is considered that either BRD032 the Revised Stanmore Garden Village proposal or BRD030 the Tasley Garden Village proposal could provide for the scale of growth proposed for the town over the long term to 2038. Within this context it is considered appropriate to provide a detailed overview of the competing planning considerations between the two options, and to show the weight that has been afforded to these competing considerations. In this way this assessment can be viewed as providing the planning balance between the two competing proposed 'Garden Village' proposals and a transparent and reasoned explanation as to why one has been preferred over the other. A summary of this assessment is provided within the Bridgnorth Development Options Assessment (July 2021 Update), provided as part of the evidence base for the Local Plan Review.

If proposed for Allocation, Potential Capacity:

1,050 dwellings, 16ha employment land, a new local centre, 20ha of green infrastructure and a 19ha linear park

If proposed for Allocation Design Requirements:

A comprehensive mixed-use sustainable urban extension informed by a Supplementary Planning Document and applying Garden Village Standards. A construction management plan is required.

High quality design, mix and layout of housing responding to site constraints and opportunities and local needs.

Maximise energy efficiency. Opportunities for on-site energy generation.

Employment provision is an intrinsic element of the development, occurring alongside and cross-subsidised by housing in a gateway location.

New local centre, primary school and if required a medical centre will support the sites community.

Site design and layout will respond to any identified landscape and visual effects and heritage assets on site and in wider area.

Green infrastructure is a key component. Mature trees, hedgerows, structural vegetation retained.

Listed and non-designated historic farm buildings will be retained.

Noise, odour and dust arising from roads, employment (current and future) the relocated livestock market and mineral activities.

Before occupation of dwellings on the site, any poultry units operating on the site promotion to cease operation.

Appropriate pedestrian, cycle and vehicle accesses and links to and through the site to be provided. Necessary highway works to be undertaken.

An air quality assessment of the impact of increased vehicular movements into Bridgnorth will also be undertaken and its recommendations implemented.

Appropriate public transport links will be provided including investigation of potential park and ride.

Significant and effective pedestrian and cycle links will be provided over the A458 to encourage safe and sustainable patterns of movement between the site and the wider town. This will include but not be limited to a raised pedestrian and cyclist footbridge crossing of the A458 at an appropriate location near the Ludlow Road roundabout, subject to ground investigations and available land.

Historic environment assets on the site will be retained and appropriately buffered.

Natural environment assets on and in proximity of the site, including Thatcher's Wood and Westwood Covert SSSI, Devil's Hole SSSI and any priority habitats will be safeguarded and appropriately buffered.

Multi-stage SuDs and water treatment facilities, informed by a sustainable drainage strategy to be provided. Water runoff will be restricted to the equivalent greenfield rate and water quality in the wider drainage network will be protected. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site.

Development will be excluded from the portions of the site located in Flood Zones 2 and/or 3.

Site Assessment - Stage 3	
Site Reference:	BRD031
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	2%
<i>Percentage of site in Flood Zone 2:</i>	3%
<i>Percentage of site in Flood Zone 1:</i>	97%
<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>	94%
<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>	Via Telegraph lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Telegraph lane is already well used route, likely to be able to accommodate development.
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	y
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y - May need localised improvements to Telegraph lane depending on scale of development.
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	N/A
<i>Ecology Comments Significant Constraints:</i>	The brook forms an Environmental 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 and surveys for badgers, bats, GCNs, water voles, otters, white-clawed crayfish, nesting birds and reptiles

Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancements. Retain and enhance all hedgerows/tree lines on boundaries. Protect, enhance and restore Env. Network in accordance with CS17and MD12
Ecology Comments Opportunities:	Enhance Env. Network
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	A number of cropmarks on land to the west of brook and large size of site suggest it may have some archaeological potential. Site is detached from and relates poorly to the urban form of the town.
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:	Boundary hedgerows and mature trees
Tree Comments Management of Constraints:	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement
Tree Comments Opportunities:	Use 20% canopy cover approach to enhance tree cover in association with future development. Incorporate good trees and tree groups as part of open space within development and plan strategically for a network of connected green infrastructure.
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	Industrial works at north of site. Sewerage issues known in the area
Public Protection Comments Management of Constraints:	BS4142 assessment. Parts of the site may not be suitable.
Public Protection Comments Opportunities:	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor

<p>Strategic Considerations:</p>	<p>An irregularly shaped site, some distance from the existing built form of Bridgnorth, separated by a number of agricultural fields (subject to consideration within site BRD030).</p> <p>A very small portion of the site is located within flood zones 2 and/or 3 and within the 1 in 30, 1 in 100 and 1 in 1,000 surface flood risk zones.</p> <p>The majority of the site is within 20m of a detailed river network.</p> <p>The landscape and visual sensitivity of the site has not been assessed.</p> <p>The site has boundary hedgerows and mature trees.</p> <p>The brook along the sites northern and western boundaries forms part of an environmental network. There may also be protected species and priority habitats on site. Design and layout will need to give these factors due consideration.</p> <p>The site may have archaeological potential.</p> <p>Air quality in Bridgnorth is a consideration.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as countryside</p>

Reasoning

In isolation the site is separated from the build form of Bridgnorth by a number of agricultural fields. Whilst the site could be considered alongside BRD030, BRD030 is very extensive and it is not considered necessary to further extend the site southwards.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

Site Assessment - Stage 3	
Site Reference:	BRD032
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	Yes
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p>The Green Belt Assessment and Review undertaken for Shropshire indicates that this site is located within four Green Belt Parcels. These are: P54 (containing only a small part of the site at its western extent); P56 (containing the majority of the site); P57 (containing a small part of the site at its eastern extent) and P58 (containing only a small part of the site at its south-eastern extent). The Green Belt Assessment indicates that these parcels perform a weak contribution to purpose 2; a moderate (P54 and P58) and strong (P56 and P57) contribution against purpose 3; and makes no (P54, P57 and P58) and weak (P56) contribution against purpose 4.</p> <p>The Green Belt Review indicates that release of these parcels would have the following levels of harm to the Green Belt: Moderate (a small sub-parcel of P54 to the west of The Hobbins, proposed for mixed-use/residential development on the most recent Concept Masterplan prepared by the site promoter; P57, part of which is proposed for employment development as an extension of Stanmore Industrial Estate on the most recent Concept Masterplan prepared by the site promoter; and P58 part of which is proposed for employment development as an extension of Stanmore Industrial Estate on the most recent Concept Masterplan prepared by the site promoter);</p> <p>Moderate high (P56, the parcel closest to Bridgnorth and proposed for the majority of the residential development and land safeguarded for future development on the most recent Concept Masterplan prepared by the site promoter); and High (majority of P54, part of which is proposed for employment development on the most recent Concept Masterplan prepared by the site promoter).</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium and Medium High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium and Medium High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium and High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium and High
<i>Highway Comments - Direct Access to Highway Network?</i>	
<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>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	Please see sites P54, P56, P58a, STC002 and STC005
<i>Ecology Comments Significant Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Ecology Comments Other Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005

<i>Ecology Comments Management of Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Ecology Comments Opportunities:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Heritage Comments Significant Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Heritage Comments Other Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Heritage Comments Management of Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Heritage Comments Opportunities:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Tree Comments Significant Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Tree Comments Other Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Tree Comments Management of Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Tree Comments Opportunities:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Public Protection Comments Significant Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Public Protection Comments Other Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Public Protection Comments Management of Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Public Protection Comments Opportunities:</i>	Please see sites P54, P56, P58a, STC002 and STC005
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>The site consists of P54 (part - significantly reduced to that within previous iterations of the site promotion), P56, P58a, STC002 and STC005. A larger proposal in this general location (including additional land) was consulted upon as a preferred site allocation within the Preferred Sites consultation in late 2018/early 2019).</p> <p>This site represents a very large site located to the East of Bridgnorth. The site has the potential to deliver a new sustainable urban extension incorporating the credentials of a garden village development. The site could provide a mix of housing which would contribute to meeting local needs, opportunities for expansion of a very successful employment site, community facilities within a new local centre to support the new community and extensive green infrastructure. The components of the site generally have good vehicular access potential. However there will be a need to undertake works to road infrastructure to ensure that it is appropriate to support the development.</p> <p>The site occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth by the Hermitage Ridge (and associated ancient woodland). Due to the scale of the site it has the potential to provide on site services and facilities to serve existing and new communities. The provision of pedestrian and cycle links between the site and the existing built form of Bridgnorth will require very careful consideration due to the presence of the Hermitage Ridge and associated ancient woodland. The site also offers the potential to provide a park and ride on the site, which would provide a level of mitigation.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. The Green Belt Assessment indicates that the parcels which cover the site: perform a weak contribution to purpose 2; a moderate (P54 and P58) and strong (P56 and P57) contribution against purpose 3; and makes no (P54, P57 and P58) and weak (P56) contribution against purpose 4.</p> <p>The Green Belt Review indicates that release of these parcels would have the following levels of harm to the Green Belt: Moderate (a small sub-parcel of P54 to the west of The Hobbins, proposed for mixed-use/residential development on the most recent Concept Masterplan prepared by the site promoter; P57, part of which is proposed for employment development as an extension of Stanmore Industrial Estate on the most recent Concept Masterplan prepared by the site promoter; and P58 part of which is proposed for employment development as an extension of Stanmore Industrial Estate on the most recent Concept Masterplan prepared by the site promoter). Much of the site has grade 2 agricultural land quality. This is amongst the best and most versatile.</p> <p>Parts of the site are located within the 1 in 1,000 surface water flood risk zone. The site is of sufficient scale that development could be excluded from these elements of the site and a comprehensive development still achieved.</p> <p>The site is primarily located outside of identified source protection zones, although much of the most easterly element of the site, understood to be proposed exclusively for employment development as an expansion of Stanmore Industrial Estate, is located within Source Protection Zone 3. However, it is considered that this issue could be managed through appropriate design and construction of development.</p> <p>The majority of the site is located within a landscape parcel which has medium landscape and visual sensitivity to housing and employment. A very small portion of the most easterly element of the site, understood to be proposed exclusively for employment development as an expansion of Stanmore Industrial Estate, has medium-high landscape and visual sensitivity to housing and high landscape and visual sensitivity to employment. The site lies immediately adjacent to ancient woodland, which runs along Hermitage Ridge to the west of the site between it and the existing form of Bridgnorth. Design and layout will need to give these factors due consideration. Parts of the site are located within an environmental network, mainly along site boundaries, although the entirety of STC002 is located within an environmental network. There are also wooded areas within the site and may be protected species and priority habitats on site. Design and layout will need to give these factors due consideration.</p> <p>The site contains part of and parts are in proximity of The Hermitage Scheduled Monument. Development would need to avoid this area and a suitable buffer. The site contains a number of other heritage assets which should be appropriately managed. Due to its size is likely to have archaeological potential.</p> <p>The site is close to sources of road and commercial noise and potential future noise from other commercial uses on the employment land proposed within the site promotion itself. However, it is considered that this can be managed through design and layout of the development and use of green infrastructure buffering.</p> <p>Given the scale of the site it is important to ensure that necessary supporting infrastructure is provided.</p> <p>Air quality in Bridgnorth is a consideration.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>A new local centre to provides retail and community uses. A new community centre. A park and ride. Primary school. Pedestrian and cyclist infrastructure on the site and from the site into Bridgnorth. This will need to positively respond to the presence of ancient woodland and the gradient between the site and the town.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Necessary improvements to road infrastructure. Significant open space and green infrastructure on the site. Improvements to Stanmore Country Park. SUDs and water treatment facilities. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain the majority of the site as Green Belt. Allocate two of the component sites (P58a and STC002) specifically for extensions to Stanmore Industrial Estate.</p>

Reasoning

The site adjoins ancient woodland along Hermitage Ridge. This ridge also creates physical and functional separation between the site and the built form of Bridgnorth. Whilst it is considered that provision of a new local centre and park and ride on the site would contribute to mitigation, the ability to provide effective pedestrian and cycle links are more complex due to the gradient and presence of ancient woodland along Hermitage Ridge.

The site contains part of and parts of the site are in proximity of The Hermitage Scheduled Monument.

The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

The Framework places a responsibility on the Local Planning Authority to devise an appropriate strategy for the area, taking into account the reasonable alternatives, and based on proportionate evidence. It is considered that either BRD032 the Revised Stanmore Garden Village proposal or BRD030 the Tasley Garden Village proposal could provide for the scale of growth proposed for the town over the long term to 2038. Within this context it is considered appropriate to provide a detailed overview of the competing planning considerations between the two options, and to show the weight that has been afforded to these competing considerations. In this way this assessment can be viewed as providing the planning balance between the two competing proposed 'Garden Village' proposals and a transparent and reasoned explanation as to why one has been preferred over the other. A summary of this assessment is provided within the Bridgnorth Development Options Assessment (Updated), provided as part of the evidence base for the Local Plan Review.

However, Stanmore Industrial Estate which is inset in the Green Belt is a very successful employment site and represents a centre of excellence for engineering and advanced manufacturing. In order to provide for the medium and long term growth of the Industrial Estate, it is considered appropriate to identify further land for its expansion, which will complement proposals for housing and employment provision elsewhere in Bridgnorth. This can only be achieved through the release of some land from the Green Belt. Removing land from the Green Belt is subject to identification of exceptional circumstances, this will be detailed within a Green Belt: Exceptional Circumstances Statement.

A small part of P58a is located within the 1 in 1,000 surface flood risk zone, the site is of sufficient size to address this constraint. Sites P58a and STC002 are well related to the built form of Stanmore Industrial Estate and as such represent opportunities for the expansion of the site. As extensions of Stanmore Industrial Estate they will be accessed through the existing access (subject to necessary improvements). Much of P58a is located within Source Protection Zone 3. The design of development on these elements of the site can manage this constraint. STC002 forms part of an environmental network. The design, layout and quantum of development can reflect this and seek to ensure provision of green corridors linked to Stanmore Country Park. A small portion of P58a has high landscape and visual sensitivity to employment. High quality design and layout can reduce any visual impact. Design and layout of development will need to mitigate any noise and visual impact on The Hobbins and other nearby residential properties

If proposed for Allocation, Potential Capacity:

If proposed for Allocation
Design Requirements:

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:	P52
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 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>
<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 sites 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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	N/A
<i>Ecology Comments Significant Constraints:</i>	<p>Ancient Woodland (AW) 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.</p>
<i>Ecology Comments Other Constraints:</i>	<p>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.</p>

<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.
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor

<p>Strategic Considerations:</p>	<p>The site occupies a rural setting and consists of a series of undulating agricultural fields to the north east of Bridgnorth in the Green Belt. The site is physically and functionally 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. The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. SA indicates generally poor performance.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Highway capacity. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Park & Ride, local highway improvements. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning

The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

The site is additionally located in an area with challenging topography, and is also separated from the built form of the settlement by the cemetery and adjoins ancient woodland.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

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
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	<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 sites 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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	N/A
<i>Ecology Comments Significant Constraints:</i>	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. 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 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. 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.
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor

<p>Strategic Considerations:</p>	<p>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 roads/lanes to the 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 occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth by agricultural fields and wooded ridge. Proximity to buildings and sites of heritage interest, trees and any other ecological interest will also be a consideration. The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. The Stage 2a Sustainability Appraisal indicates generally poor performance.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning

The site occupies a rural setting, well removed from The Hobbins to the South and remote from Bridgnorth. The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

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:	P53b
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
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* 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 and Medium-High
Visual Impact Considerations (Residential) (from the LVSS):	Medium and Medium-High
Landscape Considerations (Employment) (from the LVSS):	Medium and High
Visual Impact Considerations (Employment) (from the LVSS):	Medium and High
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 sites 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?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	N/A
Ecology Comments Significant Constraints:	None.
Ecology Comments Other Constraints:	EclA required. Surveys for GCN (ponds within 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 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. 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.
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor

<p>Strategic Considerations:</p>	<p>The site is located in the Green Belt and does not adjoin any of the existing development at The Hobbins or Stanmore. The site occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth. A portion of the eastern extent of the site has medium-high landscape and visual sensitivity to housing and high landscape and visual sensitivity to employment. Proximity to buildings and sites of heritage interest will also be a consideration. The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. As the site's availability is currently unknown, the site is not considered suitable for allocation but has potential for future safeguarding. The Stage 2a Sustainability Appraisal indicates generally poor performance.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning

This large site occupies a rural setting, well removed from The Hobbins and Stanmore to the South and remote from Bridgnorth. Additionally its availability is unknown. The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

- 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:	P54
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.</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 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. NB The SLAA parcel being assessed however excludes the sub parcel which forms sites STC005 & STC006</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium and Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium and Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium and High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium and 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). 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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	N/A
<i>Ecology Comments Significant Constraints:</i>	None.
<i>Ecology Comments Other Constraints:</i>	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.

<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.
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor

<p>Strategic Considerations:</p>	<p>A large site consisting of agricultural land in the Green Belt to the east of Bridgnorth. The site occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth by agricultural fields and the Hermitage Ridge (and associated ancient woodland). Part of the site adjoins the built form of The Hobbins and is in proximity of Stanmore Industrial Estate. Due to the scale of the site it has the potential to provide on site services and facilities to serve existing and new communities. Provision of pedestrian and cycle links will require careful consideration. The site also offers the potential to provide a park and ride on the site would provide a level of mitigation.</p> <p>The site generally has good vehicular access potential. However there will be a need to undertake works to road infrastructure to ensure that it is appropriate to support the development.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully.</p> <p>A portion of the eastern extent of the site has medium-high landscape and visual sensitivity to housing and high landscape and visual sensitivity to employment.</p> <p>Approximately 1/3 of the site has grade 2 agricultural land quality and the remainder grade 3 agricultural land. This is amongst the best and most versatile.</p> <p>Parts of the site are located within the 1 in 1,000 surface water flood risk zone. The site is of sufficient scale that development could be excluded from these elements of the site and a comprehensive development still achieved.</p> <p>Part of the site is located within Source Protection Zone 3. The design of development on these elements of the site will need to be appropriately designed in order to respond to this.</p> <p>The site is in proximity of ancient woodland which runs along Hermitage Ridge, an environmental network corridor, there are trees and hedgerows on and around the site, and there may be protected species and priority habitats on site. Design and layout will need to give these factors due consideration.</p> <p>The site contains and is in proximity to a number of heritage assets which should be appropriately managed. Due to its size is likely to have archaeological potential.</p> <p>The site is in proximity of an anaerobic digester.</p> <p>The Stage 2a Sustainability Appraisal indicates generally poor performance, primarily due to poor access to existing facilities and services and for potential impacts on environmental and heritage assets.</p> <p>Given the scale of the site it is important to ensure that necessary supporting infrastructure is provided.</p> <p>Air quality in Bridgnorth.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Waste water treatment capacity.</p> <p>A range of community services and infrastructure as part of a large scale planned mixed-use development.</p> <p>Separation distance and appropriate residential amenity protection measures.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Park & Ride, local highway improvements.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning

The site is some distance from the built form of Bridgnorth, separated physically and functionally by agricultural land and the Hermitage Ridge. Whilst it is considered that provision of a new local centre and park and ride on the site would contribute to mitigation, the ability to provide effective pedestrian and cycle links are more complex due to the gradient and presence of ancient woodland along Hermitage Ridge.

The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

Assessment of the site in combination with adjoining sites is summarised separately within this assessment.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

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:	P55
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 & 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 sites 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 promote 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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<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>	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>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.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning

This is a very sensitive site subject to a number of visual, natural, historic environment and other constraints, including topography. Additionally the site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

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:	P56
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.</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 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 sites 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 promote 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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	<p>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.</p>
<i>Ecology Comments Other Constraints:</i>	<p>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.</p>

<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 assessment.
<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.
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>A large site consisting of agricultural land in the Green Belt to the east of Bridgnorth. The site is bounded by the A458 to the south, A454 to the east, Hermitage Hill to the west, and the B4363 to the north. The site occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth by the Hermitage Ridge (and associated ancient woodland). Part of the site adjoins the built form of The Hobbins and is in proximity of Stanmore Industrial Estate (separated by Stanmore Country Park). Due to the scale of the site it has the potential to provide on site services and facilities to serve existing and new communities. Provision of pedestrian and cycle links will require careful consideration. The site also offers the potential to provide a park and ride on the site would provide a level of mitigation.</p> <p>The site generally has good vehicular access potential. However there will be a need to undertake works to road infrastructure to ensure that it is appropriate to support the development.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully.</p> <p>Much of the site has grade 2 agricultural land quality. This is amongst the best and most versatile.</p> <p>Parts of the site are located within the 1 in 1,000 surface water flood risk zone. The site is of sufficient scale that development could be excluded from these elements of the site and a comprehensive development still achieved.</p> <p>The site adjoining ancient woodland, which runs along Hermitage Ridge to the west of the site between it and the existing form of Bridgnorth, proximity to trees subject to TPO protection, proximity to an environmental network corridor, there are hedgerows on and around the site, occasional trees on site boundaries and there may be protected species and priority habitats on site. Design and layout will need to give these factors due consideration.</p> <p>The site contains part of and parts are in proximity of The Hermitage Scheduled Monument. Development would need to avoid this area and a suitable buffer. The site contains and is in proximity to a number of other heritage assets which should be appropriately managed. Due to its size is likely to have archaeological potential.</p> <p>Given the scale of the site it is important to ensure that necessary supporting infrastructure is provided.</p> <p>Air quality in Bridgnorth.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Waste water treatment capacity.</p> <p>A range of community services and infrastructure as part of a large scale planned mixed-use development.</p> <p>Improvement of environmental network & measures to protect ancient woodland including buffer strip.</p> <p>Contaminated land and other appropriate environmental mitigation measure.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Park & Ride.</p> <p>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.</p> <p>Environmental network enhancement and formation of linkage to Stanmore Country Park.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning

The site is separated physically and functionally by agricultural land and the Hermitage Ridge. Whilst it is considered that provision of a new local centre and park and ride on the site would contribute to mitigation, the ability to provide effective pedestrian and cycle links are more complex due to the gradient and presence of ancient woodland along Hermitage Ridge.

The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

Assessment of the site in combination with adjoining sites is summarised separately within this assessment.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

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:	P58a
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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>	<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 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.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium and Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium and Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium and High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium and 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). 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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	N/A
<i>Ecology Comments Significant Constraints:</i>	Suggest seek landscape advice.
<i>Ecology Comments Other Constraints:</i>	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.

<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 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 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 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>	site surrounded by and containing mature trees and hedgerows. Tree nursery / young plantation? Occupying southern portion 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 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>	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 Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>A greenfield site in a rural setting more closely associated with the Stanmore Industrial Estate, it is physically and functionally separated from the development boundary and built form of Bridgnorth by Stanmore Industrial Estate, Stanmore Country Park, agricultural fields and the Hermitage Ridge (and associated ancient woodland). The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. Much of the site is located within a source protection zone 3. The site is located within two landscape parcels (much of the site is in the less sensitive parcel), which have medium and medium-high landscape and visual sensitivity to housing development and medium and high landscape and visual sensitivity to employment development. The site benefits from good highway links, although any necessary improvements of the A454/A458 and A454/B4363 roundabout junctions would need to be undertaken. The site is adjacent to an environmental network corridor and may contain priority habitats and protected species. The site contains and is in proximity of mature trees and hedgerows. The site may have archaeological potential. The site adjoins an industrial area, therefore residential amenity would be compromised and the site is therefore not considered suitable for residential use. 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 informed by a flood risk assessment.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Power supply and other utilities. Improvements to the access road to Stanmore Industrial Estate and its junction with the A454, the A454/A458 roundabout and the A454/B4363 roundabout. Substantial and effective boundary treatments. Links to adjacent woodland.</p>
<p>Known Infrastructure Opportunities:</p>	<p>An effective buffer to residential properties. Protection and enhancement of Stanmore Country Park. Green infrastructure links through the site. SuDS. Acoustic design, layout, green infrastructure and appropriate building materials. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>Allocate in part as an employment allocation to support the expansion of Stanmore Industrial Estate</p>

Reasoning

The site is well related to Stanmore Industrial Estate, an existing employment area which is inset within the Green Belt. Stanmore Industrial Estate which is inset in the Green Belt is a very successful employment site and represents a centre of excellence for engineering and advanced manufacturing. In order to provide for the medium and long term growth of the site, it is considered appropriate to identify further land for the expansion of this site, which will complement proposals for housing and employment provision elsewhere in Bridgnorth. This can only be achieved through the release of some land from the Green Belt. Removing land from the Green Belt is subject to identification of exceptional circumstances, this will be detailed within a Green Belt: Exceptional Circumstances Statement.

The sites will form extensions of Stanmore Industrial Estate and as such will be accessed through the existing access (subject to necessary improvements).

A small part of the site is located within the 1 in 1,000 surface flood risk zone, the site is of sufficient size to address this constraint. Much of the site is located within Source Protection Zone 3. The design of development on these elements of the site can manage this constraint.

A small portion of the site has high landscape and visual sensitivity to employment. High quality design and layout can reduce any visual impact.

Design and layout of development will need to mitigate any noise and visual impact on The Hobbins and other nearby residential properties.

If proposed for Allocation, Potential Capacity:

6.8ha of employment land

If proposed for Allocation Design Requirements:

The site represents an extension to the existing Stanmore Industrial Estate. Development will be for complementary employment uses (use classes B1, B2, B8 and appropriate sui generis uses) only.

Access will be provided via the existing Stanmore Industrial Estate. Necessary improvements will be made to highways infrastructure including the access road to Stanmore Industrial Estate and its junction with the A454, the A454/A458 roundabout and the A454/B4363 roundabout.

Substantial and effective boundary treatments will be required in order to create a buffer around the site. An effective buffer to nearby residential properties is particularly important. The buffer to the north should provide a positive link to nearby woodland. Development should seek to provide green infrastructure links through the site, retain high quality trees, woodland and priority habitats on the site. Any lost trees should be offset within the sites buffer. The public right of way along part of the sites southern boundary will be retained.

Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise arising from the site.

The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.

Compensatory provision to the Green Belt will be made through investment in the quality of Stanmore Country Park.

- 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:	P58b
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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>	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; 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 the level of 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 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). 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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	N/A
<i>Ecology Comments Significant Constraints:</i>	Suggest seek landscape advice.
<i>Ecology Comments Other Constraints:</i>	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.

<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>	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>A greenfield site located in a rural setting within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. Much of the site is located within a source protection zone 3. The site in part adjoins Stanmore Industrial Estate, but separation is caused by P58a. The site is physically and functionally separated from the development boundary and built form of Bridgnorth by Stanmore Industrial Estate, agricultural fields and the Hermitage Ridge (and associated ancient woodland).</p> <p>The site is located within two landscape parcels (about half of the site in each), which have medium and medium-high landscape and visual sensitivity to housing development and medium and high landscape and visual sensitivity to employment development.</p> <p>The site benefits from good highway links, although any necessary improvements of the A454/A458 and A454/B4363 roundabout junctions would need to be undertaken.</p> <p>The site is adjacent to an environmental network corridor and may contain priority habitats and protected species. The site contains and is in proximity of mature trees and hedgerows. The site may have archaeological potential. The site adjoins an industrial area, therefore residential amenity would be compromised and the site is therefore not considered suitable for residential use. 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 informed by a flood risk assessment.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Power supply and other utilities. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Links to Environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning

The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

Whilst the site in part adjoins Stanmore Industrial Estate, separation is caused by P58a. The site could have potential as part of a larger allocation or for future safeguarding following any future development of P58a. However around half of the site has high visual and landscape sensitivity to employment development and has not been actively promoted. As such on reflection it is considered most appropriate to retain as Green Belt.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

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:	P59
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 and Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium and Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium and High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium and 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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	N/A
<i>Ecology Comments Significant Constraints:</i>	<p>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.</p>
<i>Ecology Comments Other Constraints:</i>	<p>Ecia 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.</p>

<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.
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>A linear site located in a rural setting to the east of Stanmore Industrial Estate and Stanmore Country Park, physically and functionally separated from the development boundary and built form of Bridgnorth by Stanmore Industrial Estate and agricultural fields and the Hermitage Ridge (and associated ancient woodland). Due to the scale of the site it has the potential to provide on site services and facilities to serve existing and new communities. Provision of pedestrian and cycle links will require careful consideration.</p> <p>The northern portion of the site has medium-high landscape and visual sensitivity to housing and high landscape and visual sensitivity to employment.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. 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.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Power supply and other utilities. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Links to Environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning

The site is distant from the built form of Bridgnorth and due to its linear shape, poorly related to the built form of Stanmore Industrial Estate.

The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

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:	P61
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	N/A
<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>	EciA 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.
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor

<p>Strategic Considerations:</p>	<p>A large site in a rural setting to the south-east of Bridgnorth within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. The site has high landscape and visual sensitivity to housing and very high landscape and visual sensitivity to employment.</p> <p>Environmental considerations include the fact that much of site core and corridor of Environmental Network and may contain protected and priority species and habitats.</p> <p>Site falls partially within, and has potential to effect the setting of, Quatford Conservation Area. Site includes former historic parkland of Stanmoregove and has potential to effect setting of the associated Grade II Listed Stanmore Hall. May also effect the setting of Grade II listed Quatford Castle. Due to its size, there may be other archaeological potential.</p> <p>Known pluvial flood risk are considerations.</p> <p>Sites availability is unknown.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Power supply and other utilities.</p> <p>Safeguarding of the environmental network.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Enhancement of Environmental network.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning

The site has high landscape and visual sensitivity to housing and very high landscape and visual sensitivity to employment.
There are numerous natural and built environment considerations.
The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

- 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:	P62
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.</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 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 and 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.</p> <p>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.</p> <p>As strategic settlement south of Bridgnorth Low Town these sites have a number of disadvantages. There 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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	N/A
<i>Ecology Comments Significant Constraints:</i>	None.
<i>Ecology Comments Other Constraints:</i>	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. 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.
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor

<p>Strategic Considerations:</p>	<p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. As the sites availability is currently unknown, the site is not considered suitable for allocation. Potential for future safeguarding but proximity to industrial estate, contamination, trees, potential archaeological and other ecological interest, known pluvial flood risk are considerations. In particular there are existing conflicts between noise generation by employment uses and local resident amenity concerns and due to concerns regarding residential amenity being compromised by existing employment uses. The Stage 2a Sustainability Appraisal indicates generally poor performance.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Power supply and other utilities. Safeguarding of the environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Enhancement of Environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning

The site is located in Danesford close to the existing large industrial premises and residential development to the north west, but not well connected to the main built form of Bridgnorth. There are existing issues with the compatibility of employment and residential uses. The site is also not promoted.

The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

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):**

<i>Ecology Comments 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 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>	site surrounded by woodland and containing belts of mature trees
<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>	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 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 Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>The site consists of the built form of Stanmore Industrial Estate. It is some distance from the built form of Bridgnorth, forming an associated employment site.</p> <p>Stanmore Industrial Estate is considered a 'centre of excellence for engineering and advanced manufacturing' due to the cluster of businesses within and associated with the engineering and advanced manufacturing sector and presence of the Marches Centre for Manufacturing and Technology CIC (MCMT) a state-of-the-art training centre for apprentices. As a result, it is considered to be a key employment location associated with Bridgnorth and one of the most successful centres for employment in Shropshire.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Power supply and other utilities. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Links to Environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as a key employment site in Shropshire</p>

Reasoning

Stanmore Industrial Estate is considered a 'centre of excellence for engineering and advanced manufacturing' due to the cluster of businesses within and associated with the engineering and advanced manufacturing sector and presence of the Marches Centre for Manufacturing and Technology CIC (MCMT) a state-of-the-art training centre for apprentices. As a result, it is considered to be a key employment location associated with Bridgnorth and one of the most successful centres for employment in Shropshire.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

Site Assessment - Stage 3	
Site Reference:	STC002
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	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>	
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>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 forms part of the gap between Stanmore Industrial Estate and The Hobbins (residential). It is physically and functionally separated from the development boundary and built form of Bridgnorth by Stanmore Country Park, agricultural fields and the Hermitage Ridge (and associated ancient woodland). The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. The site benefits from good highway links, although any necessary improvements of the A454/A458 and A454/B4363 roundabout junctions would need to be undertaken. The site forms part of an environmental network and may contain priority habitats. The site contains mature trees, groups of mature trees and scrubland. There is also woodland adjacent to the site's eastern, southern and western boundaries. The site forms part of the former RAF Bridgnorth and formerly included part of the Bridgnorth racecourse.</p> <p>The site adjoins an industrial area, therefore residential amenity would be compromised and the site is therefore not considered suitable for residential use. Conversely it is also close to existing residential properties at The Hobbins, as such any noise generating uses on the site will require due 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 informed by a flood risk assessment.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Power supply and other utilities. Improvements to the access road to Stanmore Industrial Estate and its junction with the A454, the A454/A458 roundabout and the A454/B4363 roundabout. Substantial and effective boundary treatments.</p>
<p>Known Infrastructure Opportunities:</p>	<p>An effective buffer to The Hobbins and other residential properties. Protection and enhancement of Stanmore Country Park. Green infrastructure links through the site. Acoustic design, layout, green infrastructure and appropriate building materials. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>Allocate in part as an employment allocation to support the expansion of Stanmore Industrial Estate</p>

Reasoning

The site is well related to Stanmore Industrial Estate, an existing employment area which is inset within the Green Belt. Stanmore Industrial Estate which is inset in the Green Belt is a very successful employment site and represents a centre of excellence for engineering and advanced manufacturing. In order to provide for the medium and long term growth of the site, it is considered appropriate to identify further land for the expansion of this site, which will complement proposals for housing and employment provision elsewhere in Bridgnorth. This can only be achieved through the release of some land from the Green Belt. Removing land from the Green Belt is subject to identification of exceptional circumstances, this will be detailed within a Green Belt: Exceptional Circumstances Statement.

A small part of P58a is located within the 1 in 1,000 surface flood risk zone, the site is of sufficient size to address this constraint. The sites will form extensions of Stanmore Industrial Estate and as such will be accessed through the existing access (subject to necessary improvements).

The site forms part of an environmental network. The design, layout and quantum of development can reflect this and seek to ensure provision of green corridors linked to Stanmore Country Park.

Design and layout of development will need to mitigate any noise and visual impact on nearby residential properties.

If proposed for Allocation, Potential Capacity:

4.6ha of employment land

If proposed for Allocation Design Requirements:

The site represents an extension to the existing Stanmore Industrial Estate. Development will be for complementary employment uses (use classes B1, B2, B8 and appropriate sui generis uses) only.

Access will be provided via the existing Stanmore Industrial Estate. Necessary improvements will be made to highways infrastructure including the access road to Stanmore Industrial Estate and its junction with the A454, the A454/A458 roundabout and the A454/B4363 roundabout.

Substantial and effective boundary treatments will be required in order to create a buffer around the site. An effective buffer to The Hobbins and other residential properties is particularly important.

Site design and layout will positively respond to the site's relationship with Stanmore Country Park and The Hobbins. Development should seek to provide green infrastructure links through the site, retain high quality trees and retain priority habitats on the site. Any lost trees should be offset within the sites buffer.

Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise arising from the site.

Compensatory provision to the Green Belt will be made through investment in the quality of Stanmore Country Park.

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:	STC003
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.</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. 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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	8
<i>Ecology Comments Significant Constraints:</i>	None.
<i>Ecology Comments 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 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 Opportunities:</i>	Increase size and accessibility to Country Park.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site formally part of RAF Bridgnorth (HER PRN 29127).
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	group of TPO trees along part of eastern boundary
<i>Tree Comments Other Constraints:</i>	mature trees and hedges within and around site. Deciduous woodland adjacent northern 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 woodland and seek to retain significant 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>	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.
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>The site lies in a rural setting to the south of Stanmore Country Park and a small group of dwellings at Russell Close. South of the site lies Stanmore Hall Touring Caravan Park. The site is physically and functionally separated from the development boundary and built form of Bridgnorth by agricultural fields and the Hermitage Ridge (and associated ancient woodland). 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 and appropriate traffic calming and pedestrian links to Bridgnorth.</p> <p>The site is also poorly connected to the existing development at Stanmore Industrial Estate and The Hobbins, being separated by the Country Park and more closely linked with Russell Close.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. 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 separated by the Country Park and more closely linked with Russell Close.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Improved access /junction with A458. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Environmental network enhancement and formation of linkage to Stanmore Country Park. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning

The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

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:	STC004
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 & 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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	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).

Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement. Retain and enhance the whole country park.
Ecology Comments Opportunities:	
Heritage Comments Significant Constraints:	
Heritage Comments Other Constraints:	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).
Heritage Comments Management of Constraints:	RAF monument should be retained and given appropriate setting
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	site is covered by woodland
Tree Comments Other Constraints:	
Tree Comments Management of Constraints:	
Tree Comments Opportunities:	
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	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.
Public Protection Comments Management of Constraints:	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.
Public Protection Comments Opportunities:	Would be better location if AQ issue in Bridgnorth did not exist.
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>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. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. Part of the site also forms a buffer between the Stanmore Industrial Estate and adjacent residential uses to the south.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Retention and enhancement of Stanmore Country Park Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning

The site is a well-valued Country Park and located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

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:	STC005
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	8
<i>Ecology Comments Significant Constraints:</i>	None.
<i>Ecology Comments 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 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 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>	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 Management of Constraints:</i>	Consider retaining and conserving ROC observation post.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	trees and hedgerows 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>	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 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 Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>A small site agricultural field adjacent to residential dwellings in The Hobbins.</p> <p>The site occupies a rural setting more closely associated with the Hobbins than Bridgnorth. It is physically and functionally separated from the development boundary and built form of Bridgnorth by agricultural fields and the Hermitage Ridge (and associated ancient woodland). The size and capacity of the site would be insufficient to provide for the provision of local services in this location and appropriate traffic calming and pedestrian links to Bridgnorth.</p> <p>The site generally has good vehicular access potential. However there will be a need to undertake works to road infrastructure to ensure that it is appropriate to support the development.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully.</p> <p>The site has grade 2/3 agricultural land quality. This is amongst the best and most versatile.</p> <p>Significant trees and ecological interest including linkage to the environmental network and open space will need to be taken into account.</p> <p>Formerly included part of Bridgnorth racecourse and site also included former Royal Observer Core observation post.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Waste water treatment capacity.</p> <p>A range of community services and infrastructure as part of a large scale planned mixed-use development.</p> <p>Separation distance and appropriate residential amenity protection measures.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Open space linkage to Stanmore Country Park</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning

The site is more closely associated with the built form of The Hobbins than Bridgnorth. It is some distance from the built form of Bridgnorth, separated physically and functionally by agricultural land and the Hermitage Ridge. The size and capacity of the site would be insufficient to provide for the provision of local services in this location and appropriate traffic calming and pedestrian links to Bridgnorth.

The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

Assessment of the site in combination with adjoining sites is summarised separately within this assessment.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

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:	STC006
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	8
<i>Ecology Comments Significant Constraints:</i>	None.
<i>Ecology Comments Other Constraints:</i>	EcIA 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 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 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 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>	TPO tree to centre of southern boundary.
<i>Tree Comments Other Constraints:</i>	trees and groups of trees towards periphery 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. Trees may prevent development of separate plot in south west corner.
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments 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 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 Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair

<p>Strategic Considerations:</p>	<p>This is an area of open space within the Hobbins residential development with significant trees and potential ecological value. It is physically and functionally separated from the development boundary and built form of Bridgnorth by agricultural fields and the Hermitage Ridge (and associated ancient woodland). The size and capacity of the site would be insufficient to provide for the provision of local services in this location and appropriate traffic calming and pedestrian links to Bridgnorth.</p> <p>The site generally has good vehicular access potential. However there will be a need to undertake works to road infrastructure to ensure that it is appropriate to support the development.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully.</p> <p>The site has grade 3 agricultural land quality. This is amongst the best and most versatile.</p> <p>Development of the site is also compromised by its amenity value and the role of open space will need to be taken into account. Site formally part of RAF Bridgnorth and formerly included part of Bridgnorth racecourse.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Waste water treatment capacity.</p> <p>A range of community services and infrastructure as part of a large scale planned mixed-use development.</p> <p>Separation distance and appropriate residential amenity protection measures.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Open space linkage to Stanmore Country Park</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning

The site is more closely associated with the built form of The Hobbins than Bridgnorth. It is some distance from the built form of Bridgnorth, separated physically and functionally by agricultural land and the Hermitage Ridge. The size and capacity of the site would be insufficient to provide for the provision of local services in this location and appropriate traffic calming and pedestrian links to Bridgnorth.

The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

Assessment of the site in combination with adjoining sites is summarised separately within this assessment.

If proposed for Allocation, Potential Capacity:

**If proposed for Allocation
Design Requirements:**

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):**

<i>Ecology Comments Management of Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Ecology Comments Opportunities:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Heritage Comments Significant Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Heritage Comments Other Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Heritage Comments Management of Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Heritage Comments Opportunities:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Tree Comments Significant Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Tree Comments Other Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Tree Comments Management of Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Tree Comments Opportunities:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Public Protection Comments Significant Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Public Protection Comments Other Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Public Protection Comments Management of Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Public Protection Comments Opportunities:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Please see sites P54, P56, P58a, STC002, STC005 and STC006
Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Please see sites P54, P56, P58a, STC002, STC005 and STC006

<p>Strategic Considerations:</p>	<p>This site consists of a series of sites (P54 (part), P56 (part), P58a, STC002, STC005 and STC006) which were in combination consulted upon as a preferred site allocation within the Preferred Sites consultation in late 2018/early 2019), although the specific extent of the site is somewhat reduced from that previously identified as a preferred site allocation, to exclude areas of Stanmore Country Park.</p> <p>This site represents a very large site located to the East of Bridgnorth. The site has the potential to deliver a new sustainable urban extension incorporating the credentials of a garden village development. The site could provide a mix of housing which would contribute to meeting local needs, opportunities for expansion of a very successful employment site, community facilities within a new local centre to support the new community and extensive green infrastructure. The components of the site generally have good vehicular access potential. However there will be a need to undertake works to road infrastructure to ensure that it is appropriate to support the development.</p> <p>The site occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth by the Hermitage Ridge (and associated ancient woodland). Due to the scale of the site it has the potential to provide on site services and facilities to serve existing and new communities. The provision of pedestrian and cycle links between the site and the existing built form of Bridgnorth will require very careful consideration due to the presence of the Hermitage Ridge and associated ancient woodland. The site also offers the potential to provide a park and ride on the site, which would provide a level of mitigation.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. The Green Belt Assessment indicates that the parcels which cover the site: perform a weak contribution to purpose 2; a moderate (P54 and P58) and strong (P56 and P57) contribution against purpose 3; and makes no (P54, P57 and P58) and weak (P56) contribution against purpose 4.</p> <p>The Green Belt Review indicates that release of these parcels would have the following levels of harm to the Green Belt: moderate (P58a, STC002, STC005 and STC006), moderate-high (P56) and high (P54).</p> <p>Much of the site has grade 2 agricultural land quality. This is amongst the best and most versatile.</p> <p>Parts of the site are located within the 1 in 1,000 surface water flood risk zone. The site is of sufficient scale that development could be excluded from these elements of the site and a comprehensive development still achieved.</p> <p>The site is primarily located outside of identified source protection zones, although much of the most easterly element of the site, understood to be proposed exclusively for employment development as an expansion of Stanmore Industrial Estate, is located within Source Protection Zone 3. However, it is considered that this issue could be managed through appropriate design and construction of development.</p> <p>The majority of the site is located within a landscape parcel which has medium landscape and visual sensitivity to housing and employment. A very small portion of the most easterly element of the site, understood to be proposed exclusively for employment development as an expansion of Stanmore Industrial Estate, has medium-high landscape and visual sensitivity to housing and high landscape and visual sensitivity to employment.</p> <p>The site lies immediately adjacent to ancient woodland, which runs along Hermitage Ridge to the west of the site between it and the existing form of Bridgnorth. Design and layout will need to give these factors due consideration. Parts of the site are located within an environmental network, mainly along site boundaries, although the entirety of STC002 is located within an environmental network. There are also wooded areas within the site and may be protected species and priority habitats on site. Design and layout will need to give these factors due consideration.</p> <p>The site contains part of and parts are in proximity of The Hermitage Scheduled Monument. Development would need to avoid this area and a suitable buffer. The site contains a number of other heritage assets which should be appropriately managed. Due to its size is likely to have archaeological potential.</p> <p>The site is close to sources of road and commercial noise and potential future noise from other commercial uses on the employment land proposed within the site promotion itself. However, it is considered that this can be managed through design and layout of the development and use of green infrastructure buffering.</p> <p>Given the scale of the site it is important to ensure that necessary supporting infrastructure is provided.</p> <p>Air quality in Bridgnorth is a consideration.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>A new local centre to provides retail and community uses. A new community centre. A park and ride. Primary school. Pedestrian and cyclist infrastructure on the site and from the site into Bridgnorth. This will need to positively respond to the presence of ancient woodland and the gradient between the site and the town.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Necessary improvements to road infrastructure. Significant open space and green infrastructure on the site. Improvements to Stanmore Country Park. SUDs and water treatment facilities. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain the majority of the site as Green Belt. Allocate two of the component sites (P58a and STC002) specifically for extensions to Stanmore Industrial Estate.</p>

Reasoning

The site adjoins ancient woodland along Hermitage Ridge. This ridge also creates physical and functional separation between the site and the built form of Bridgnorth. Whilst it is considered that provision of a new local centre and park and ride on the site would contribute to mitigation, the ability to provide effective pedestrian and cycle links are more complex due to the gradient and presence of ancient woodland along Hermitage Ridge.

The site contains part of and parts of the site are in proximity of The Hermitage Scheduled Monument.

The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.

It is understood that this site has been superseded by BRD032 a Revised Stanmore Garden Village proposal.

The Framework places a responsibility on the Local Planning Authority to devise an appropriate strategy for the area, taking into account the reasonable alternatives, and based on proportionate evidence. It is considered that either BRD032 the Revised Stanmore Garden Village proposal or BRD030 the Tasley Garden Village proposal could provide for the scale of growth proposed for the town over the long term to 2038. Within this context it is considered appropriate to provide a detailed overview of the competing planning considerations between the two options, and to show the weight that has been afforded to these competing considerations. In this way this assessment can be viewed as providing the planning balance between the two competing proposed 'Garden Village' proposals and a transparent and reasoned explanation as to why one has been preferred over the other. A summary of this assessment is provided within the Bridgnorth Development Options Assessment (July 2021 Update), provided as part of the evidence base for the Local Plan Review.

However, Stanmore Industrial Estate which is inset in the Green Belt is a very successful employment site and represents a centre of excellence for engineering and advanced manufacturing. In order to provide for the medium and long term growth of the Industrial Estate, it is considered appropriate to identify further land for its expansion, which will complement proposals for housing and employment provision elsewhere in Bridgnorth. This can only be achieved through the release of some land from the Green Belt. Removing land from the Green Belt is subject to identification of exceptional circumstances, this will be detailed within a Green Belt Exceptional Circumstances Statement.

A small part of P58a is located within the 1 in 1,000 surface flood risk zone, the site is of sufficient size to address this constraint. Sites P58a and STC002 are well related to the built form of Stanmore Industrial Estate and as such represent opportunities for the expansion of the site. As extensions of Stanmore Industrial Estate they will be accessed through the existing access (subject to necessary improvements). Much of P58a is located within Source Protection Zone 3. The design of development on these elements of the site can manage this constraint. STC002 forms part of an environmental network. The design, layout and quantum of development can reflect this and seek to ensure provision of green corridors linked to Stanmore Country Park. A small portion of P58a has high landscape and visual sensitivity to employment. High quality design and layout can reduce any visual impact. Design and layout of development will need to mitigate any noise and visual impact on The Hobbins and other nearby residential properties

If proposed for Allocation, Potential Capacity:

If proposed for Allocation Design Requirements:

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):

Community Hub: Alveley

Site Assessment - Stage 3	
Site Reference:	ALV001
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	Environmental Network including ponds, water course, hedgerows and woodland will reduce the developable area available.

<i>Ecology Comments</i> <i>Other Constraints:</i>	<p>PROWS cross the site.</p> <p>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.</p> <p>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.</p>
<i>Ecology Comments</i> <i>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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>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</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of SM and LB; archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	TPOs to northern site boundaries.
<i>Tree Comments</i> <i>Other Constraints:</i>	mature trees and hedges to the boundaries around and within 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. 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 on the site. Seek to incorporate large trees within open space rather than private gardens. Retain hedges where possible.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road to the west and east creating noise. Commercial buildings to the southwest.
<i>Public Protection Comments</i> <i>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</i> <i>Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	<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 & hedgerows, ecological & 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>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Satisfactory access; footway extension; pedestrian links from the site north; speed limit review and extension. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	enhancement of environmental network and open space provision. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Retain as Green Belt
Reasoning	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 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. A scheme for an affordable housing development (6 dwellings) on this part of the site accessed via Meadowbrook Road is proposed and this would need to be taken into account when considering future proposals.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	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)

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Site Assessment - Stage 3	
Site Reference:	ALV001VAR
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 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. A sub-parcel was identified within this Green Belt parcel, however this site is not included within it.
<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>	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 unnamed road would need to be reviewed and extended with appropriate traffic calming and footways provided along the site frontage. Potentially 124 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 review of location of current village entry 30 mph speed limit and traffic calming (red carpet and dragon teeth markings). Also addition of footway at site frontage.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	Protection of an adjacent pond will reduce the no. of houses possible.

<i>Ecology Comments</i> <i>Other Constraints:</i>	There is a pond adjacent to the eastern boundary. Retention and protection of the pond (with appropriate buffer) will reduce the no. of houses possible. Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. Trees, hedgerows and pond 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 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>	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</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of SM and LB; archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	TPOs to northern site boundaries.
<i>Tree Comments</i> <i>Other Constraints:</i>	mature trees and hedges to the boundaries around and within 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. 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 on the site. Seek to incorporate large trees within open space rather than private gardens. Retain hedges where possible.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road to the west and east creating noise. Commercial buildings to the southwest.
<i>Public Protection Comments</i> <i>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</i> <i>Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	<p>This site is in Green Belt to the south of the Alveley and forms a sub parcel of land within the larger site ALV001. It adjoins the development boundary to its western extent .</p> <p>The site has been considered in the Green Belt review but assessed as part of the larger parcel p73 the release of which would result in moderate high harm. The site is however not identified as being a sub- area which is less sensitive in relation to Green Belt release harm. Vehicular access to the site can be achieved subject to traffic speed restrictions and traffic calming.</p> <p>The site has some significant trees & hedgerows, proximity to listed buildings, an adjacent pond and there may be priority habitats and archaeological interest. Therefore detailed consideration of trees & hedgerows, ecological & heritage interest would be necessary in relation to development proposals. There is also a very modest level of known pluvial flood risk. 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>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	
Known Infrastructure Opportunities:	
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Retain as Green Belt
Reasoning	The site forms part of a parcel which is assessed as being of moderate high sensitivity in terms of Green Belt release. Whilst adjoining the built form, the site is open to the countryside and is further from main village services and facilities, in particular the village hall, school, recreation ground than other preferred sites. Highlighted potential ecological and historic environment concerns would require further investigation.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	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)

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Site Assessment - Stage 3	
Site Reference:	ALV002
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>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</i> <i>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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some 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 within and around 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.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Warehouse to the west.
<i>Public Protection Comments</i> <i>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</i> <i>Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<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 which would require off site improvements if to Cooks Cross. There is potential to safeguard access to the site via the adjoining ALV006/007 which is identified for allocation.</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>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Creation of appropriate access and any necessary improvements to A442 road junction. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Enhance environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remove from Green Belt and safeguard for future development
Reasoning	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. The site however 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. Additionally as the sites availability is currently unknown, the site is not considered suitable for allocation but can be considered for safeguarding. On this basis it is considered that the site is appropriate an appropriate location to remove from the Green Belt and safeguard for future development beyond the current plan period. Removing land from the Green Belt is subject to identification of exceptional circumstances, as detailed within the Green Belt: Exceptional Circumstances Statement.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	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)

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Site Assessment - Stage 3	
Site Reference:	ALV003
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.
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 trees.

<i>Ecology Comments</i> <i>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</i> <i>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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Other Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	western side of site compromised by belt of mature trees
<i>Tree Comments</i> <i>Other Constraints:</i>	hedgerows and trees 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. 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</i> <i>Opportunities:</i>	
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Warehouse along boundary to the north
<i>Public Protection Comments</i> <i>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</i> <i>Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<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 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 larger 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>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Extension of the footway; buffer to environmental network /trees & hedgerows. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Enhance environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Retain as Green Belt
Reasoning	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. It therefore has not been identified as an appropriate location to safeguard for future development beyond the current plan period.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	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)

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Site Assessment - Stage 3	
Site Reference:	ALV004
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 whilst it would lead to a sense of encroachment; 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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>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</i> <i>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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some 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>	belt of woodland to western boundary and hedges to other 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 on the site. Seek to incorporate large trees within open space rather than private gardens.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Sewage works to the north may create occasional odours.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Consideration of residential properties at closest part to sewage works.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	<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. The site performs poorly in Stage 2a of the Sustainability Appraisal: Site Assessment. 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>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable access; buffer to environmental network /trees & hedgerows. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Enhance environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Retain as Green Belt
Reasoning	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.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	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)

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Site Assessment - Stage 3	
Site Reference:	ALV005
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>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</i> <i>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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>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</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>	belt of woodland to north and eastern boundaries and hedges to other 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 on the site. Seek to incorporate large trees within open space rather than private gardens.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<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>	No significant constraints noted.
Conclusion - Stage 2a Sustainability Appraisal:	Poor
Strategic Considerations:	<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>The site performs poorly in Stage 2a of the Sustainability Appraisal: Site 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>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable access; buffer to environmental network /trees & hedgerows. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Enhance environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Retain as Green Belt
Reasoning	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. It therefore has not been identified as an appropriate location to safeguard for future development beyond the current plan period.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	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)

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Site Assessment - Stage 3	
Site Reference:	ALV006
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	
<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 ALV007 and include pedestrian crossing facility to the south side of Daddlebrook Road. Potentially 42 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>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</i> <i>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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Other Constraints:</i>	N/A
<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>	trees to north, west and southern 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 on the site.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road to the south producing noise.
<i>Public Protection Comments</i> <i>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</i> <i>Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	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 & hedgerows& 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.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Pedestrian crossing with ALV007. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Linkages to environmental network; enhanced recreational facilities. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Allocate for housing /mixed use subject
Reasoning	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. As such it is considered an appropriate location to remove from the Green Belt for development needs. Removing land from the Green Belt is subject to identification of exceptional circumstances, as detailed within the Green Belt: Exceptional Circumstances Statement.
If proposed for Allocation, Potential Capacity:	35 dwellings with ALV007
If proposed for Allocation Design Requirements:	ALV006/007 to be developed as a single site & 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 allow development of safeguarded land identified at ALV002. Mature trees and hedgerows should be retained, and planting enhanced where possible, particularly at the northern and eastern boundaries to contribute provide mitigation and to reinforce Green Belt boundaries. Vehicular access should be onto Daddlebrook Road with a pedestrian crossing facility provided to the south side of Daddlebrook Road

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)

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Site Assessment - Stage 3	
Site Reference:	ALV007
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>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</i> <i>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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Other Constraints:</i>	N/A
<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>	belt of young plantation to northern boundary and hedges to east and southern 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 on the site.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road to the south and east.
<i>Public Protection Comments</i> <i>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</i> <i>Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	<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 & hedgerows& 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>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Pedestrian crossing with ALV006. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Linkages to environmental network; enhanced recreational facilities. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Allocate for housing/mixed use subject
Reasoning	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. As such it is considered an appropriate location to remove from the Green Belt for development needs. Removing land from the Green Belt is subject to identification of exceptional circumstances, as detailed within the Green Belt: Exceptional Circumstances Statement.
If proposed for Allocation, Potential Capacity:	35 dwellings with ALV006
If proposed for Allocation Design Requirements:	ALV006/007 to be developed as a single site & provide for replacement and improved community sports and recreation facilities (with supporting infrastructure such as carparking) replacing existing provision at Alveley Sports Club. S Site layout should provide for future access to allow development of safeguarded land identified at ALV002. Mature trees and hedgerows should be retained, and planting enhanced where possible, particularly at the northern and eastern boundaries to contribute provide mitigation and to reinforce Green Belt boundaries. Vehicular access should be onto Daddlebrook Road with a pedestrian crossing facility provided to the south side of Daddlebrook Road

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)

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Site Assessment - Stage 3	
Site Reference:	ALV009
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 (P72) 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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>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</i> <i>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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Other Constraints:</i>	N/A
<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>	mature trees and hedges to the 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 on the site.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road to the east creating noise.
<i>Public Protection Comments</i> <i>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</i> <i>Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	<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 but no flood risk issues have been identified.</p> <p>There is scope to create an acceptable access to the site from the A442, but a footway would be required.</p> <p>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. There is scope to enhance planting to provide mitigation.</p>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable access; Provision of footway/speed limit extension and traffic calming. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Linkages to environmental network. Access to rights of way network Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Allocate for housing
Reasoning	The site is known to be available and although well related to the built form of Alveley and its services and facilities with suitable access potential, it is in Green Belt. The site however forms part of a parcel which is assessed as being of a lower sensitivity for Green Belt release than other comparable sites on the fringe of Alveley and is not known to be subject to significant constraints. In addition to protecting existing trees, hedgerows and habitats there is potential to carry out additional planting to enhance the environmental network. There is also an existing public footpath which would facilitate recreational access to existing green belt footpaths and also access to the north to the village school and services. As such it is considered an appropriate location to remove from the Green Belt for development needs. Removing land from the Green Belt is subject to identification of exceptional circumstances, as detailed within a Green Belt: Exceptional Circumstances Statement.
If proposed for Allocation, Potential Capacity:	35 dwellings
If proposed for Allocation Design Requirements:	Ecological interest, mature trees and hedgerows & the public right of way which crosses the site would need to be taken into account in scheme design. provide additional planting to minimise and mitigate visual encroachment into Green Belt to the south of Alveley. Footway, 30mph extension and traffic calming in association with the scheme.

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)

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Site Assessment - Stage 3	
Site Reference:	ALV009VAR
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	6%
<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>	14%
<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>	23%
<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 the northern part of 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>	A 442
<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 40 mph speed limit and provision of appropriate traffic calming. Also provision of a footway along the site frontage.
<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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. The hedgerows and scrub 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 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 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</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 hedges to the 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 on the site.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	A422 road noise, noise assessments and orientation/layout/stand off distance to allow for internal noise standards in habitable rooms with windows open. Noise assessment required to meet standards
<i>Public Protection Comments</i> <i>Opportunities:</i>	Separation distances, barriers, detailed noise assessment - windows open
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	<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>There is an ordinary watercourse to the west of the site and areas of surface water flood risk have been identified to the western part of the site. Which would impact on development capacity. 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 has heritage interest and is subject to some environmental constraints, including mature trees and hedgerows, particularly to boundaries. Therefore detailed consideration of flood risk, trees, hedgerows and ecological and heritage interest would be necessary in relation to development proposals. A public right of way also crosses the site.</p> <p>There is scope to create an acceptable access to the site from the A442, but a footway would be required.</p> <p>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. There is scope to enhance planting to provide mitigation.</p>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable access; Provision of footway/speed limit extension and traffic calming. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Linkages to environmental network. Access to rights of way network Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	Yes- part
Recommendation	Allocate Part of site comprising ALV009
Reasoning	The site, which incorporates ALV009, is known to be available and although well related to the built form of Alveley and its services and facilities with suitable access potential, it is in Green Belt. The northern part of the site (ALV009) forms part of a parcel which is assessed as being of a lower sensitivity for Green Belt release than other comparable sites on the fringe of Alveley. However the southern part of the site is rated as potentially resulting in moderate harm to Green Belt if released and there are additional flood and heritage impact constraints in addition to the need to protect existing trees, hedgerows and habitats. There is an existing public footpath in its northern part (identified for allocation) which would facilitate recreational access to the green belt which has a network of existing footpaths and also access to the north the village school and services. It is considered that part of the site (ALV009) could contribute to providing a choice of sites to the north and south of the village to meet development needs. As such it is considered an appropriate location to remove from the Green Belt for development needs. Removing land from the Green Belt is subject to identification of exceptional circumstances, as detailed within a Green Belt: Exceptional Circumstances Statement.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	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)

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Site Assessment - Stage 3	
Site Reference:	ALV010
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 250m), badgers and nesting birds.
<i>Ecology Comments</i> <i>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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Other Constraints:</i>	N/A
<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 is currently entirely hard standing / buildings
<i>Tree Comments</i> <i>Management of Constraints:</i>	
<i>Tree Comments</i> <i>Opportunities:</i>	no significant trees on site. Opportunity for new tree planting, subject to substantial ground preparation
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road to the east creating noise.
<i>Public Protection Comments</i> <i>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</i> <i>Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	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

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Replacement club facility. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	Yes
Potential for Allocation?	No
Recommendation	No allocation
Reasoning	The site is within built form of Alveley and could be suitable for infill development assessed against policies in the Local Plan once adopted, including an assessment of the impact of the loss of the community facility and consideration of any replacement which is proposed .
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	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)

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Site Assessment - Stage 3	
Site Reference:	ALV011
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<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</i> <i>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</i> <i>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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some 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>	TPO oak tree on western boundary and TPO belt of trees around northern and eastern boundaries.
<i>Tree Comments</i> <i>Other Constraints:</i>	mature trees and groups of trees and hedges 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 on the site. Seek to incorporate large trees within open space rather than private gardens.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<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>	No significant constraints noted.
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	<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 & hedgerows, ecological & heritage interest will be necessary in relation to development proposals.</p>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable access; safeguard environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Flood management. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Retain as Green Belt
Reasoning	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 where helping to meet densified local affordable housing need.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	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)

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Site Assessment - Stage 3	
Site Reference:	ALV012
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>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</i> <i>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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>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</i> <i>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</i> <i>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</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	southern half of site is within conservation area
<i>Tree Comments</i> <i>Other Constraints:</i>	mature trees and groups of trees and hedges to 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 on the site. Seek to incorporate large trees within open space rather than private gardens.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Quarry land historically to the north, possible contaminated land should there have been any filled land.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Contaminated land if present likely to be remediated.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>This site is in Green Belt West of Alveley. Alveley does not have any land safeguarded for future development. 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>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable access, need to address heritage concerns. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Retain as Green Belt
Reasoning	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.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	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)

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Site Assessment - Stage 3	
Site Reference:	ALV013
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>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</i> <i>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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Other Constraints:</i>	N/A
<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>	hedgerows and mature trees around 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 on the site. Seek to incorporate large trees within open space rather than private gardens.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Past commercial activity on site - possible contamination.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Contaminated land if present likely to be remediated.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	<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>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Acceptable access & footway. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Retain as Green Belt
Reasoning	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.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	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)

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Site Assessment - Stage 3	
Site Reference:	ALV014
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 P71 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 western 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-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. Assumes the development will deliver a footway along the site frontage. (Lower, 30mph speed limit would make it safer for residents to cross A442 to access village centre and main services.)
<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 existing crossing facility near junction with Daddlebrook Road improved. (Lower, 30mph speed limit would help safety for pedestrians walking along and crossing A442.)
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Trees and 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 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 includes the Royal Oak pub, the main part of which could be considered a non-designated heritage asset.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	If demolition of the pub building is proposed a Heritage Assessment will be required with application (Level 2 historic building assessment).
<i>Heritage Comments</i> <i>Opportunities:</i>	Pub building could be retained and converted to residential use.
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	hedgerows and mature trees around site boundaries and 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>	enhance tree cover within site, to deliver net gain for biodiversity.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	A422 road noise will require mitigation. Noise assessments and orientation/layout to allow for internal noise standards with windows open.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Separation distance, layout, barriers.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	<p>This site is in Green Belt to the east of Alveley. Alveley does not have any land safeguarded for future development. The site is separated from the built form of Alveley and main services and facilities by the A442. A suitable access could be created but there would be a need for a footway, crossing facility and speed restrictions/traffic calming to facilitate access to village centre and services. The site includes a public house which is considered to be a non-designated heritage asset as well as being a community facility the loss of which would need to be justified. The site is also subject to some environmental constraints, including mature trees, hedgerows and ecological interest. Therefore, detailed consideration of these factors would be necessary in relation to development proposals. The road to the west of the site may also be a potential source of noise. 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>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Footway/Crossing / Traffic calming measures Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Retain as Green Belt
Reasoning	The site is separated from the built form of Alveley and its main services and facilities by the A442 which provides a relatively strong green belt boundary in the local context which it is desirable to maintain. Development of the whole site for residential purposes would also result in the undesirable loss of a public house as a local facility.
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	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)

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Site Assessment - Stage 3	
Site Reference:	P71
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 P71 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. 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.
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low and not assessed.
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low and 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>	A442 and Romsley 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>	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.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	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</i> <i>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</i> <i>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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>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</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of LBs; 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>	hedgerows and mature trees and groups of trees around and within site
<i>Tree Comments</i> <i>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</i> <i>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</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Noise from road to the west.
<i>Public Protection Comments</i> <i>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</i> <i>Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	<p>This is a large area separated from the built form of Alveley by the A442 which forms the Green Belt boundary. As the sites availability is currently unknown, the site is not considered suitable for allocation. However it may have potential for future safeguarding subject to Green Belt review.</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 together 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>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Retain as Green Belt
Reasoning	<p>The site is separated from the built form of Alveley and its main services and facilities by the A442 which provides a relatively strong green belt boundary in the local context which it is desirable to retain.</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 and due to separation from the main built form of Alveley it is not the most suitable location for safeguarding for future development needs.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

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)

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Site Assessment - Stage 3	
Site Reference:	P74
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 - Performance:</i>	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.
<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 into the countryside and neighbouring parcels, weakening the role the land is playing in the Green Belt.
<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>	Unnamed Road leading out of village in a southerly direction
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	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.
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	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.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
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</i> <i>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</i> <i>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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>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</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on LB & its setting; archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	western half of site compromised by woodland and groups of mature trees
<i>Tree Comments</i> <i>Other Constraints:</i>	hedgerows and mature trees and groups of trees around and 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. Ensure reasonable development stand-off from woodland.
<i>Tree Comments</i> <i>Opportunities:</i>	integrate existing trees and groups of trees within a matrix of open space and natural habitat.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Historic landfill on site. Road noise to the east.
<i>Public Protection Comments</i> <i>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</i> <i>Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<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. 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>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	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.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Retain as Green Belt
Reasoning	<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. 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>
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	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)

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Site Assessment - Stage 3	
Site Reference:	P75
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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>	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 P75 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 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 adjoining the settlement edge, was identified which would have a moderate level of harm if released.
<i>Landscape Considerations: (from the LVSS)</i>	Medium and High
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium and 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>	Unnamed road leading to Severn Valley Park visitors centre and via private drive that leads to Hall Close Farm.
<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>	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.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	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.
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 a pond.

<i>Ecology Comments</i> <i>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</i> <i>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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>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</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on LBs & their settings; 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>	hedgerows and occasional trees 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>	Landfill within 250m and old gravel pit on site.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Con land remediation likely to be possible.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>This site is in Green Belt West of Alveley. Alveley does not have any land safeguarded for future development. As the sites availability is currently unknown, the site is not considered suitable for allocation. However potential for future safeguarding can be considered. 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 Severn 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.</p>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Retain as Green Belt
Reasoning	<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. 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>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

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)

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Site Assessment - Stage 3	
Site Reference:	P76
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 potentially 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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>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</i> <i>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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>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</i> <i>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</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	northern section of site within conservation area
<i>Tree Comments</i> <i>Other Constraints:</i>	hedgerows and mature trees and groups of trees within and around 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. Expand belt of trees along southern edge of conservation area boundary
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<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>	No sig constraints.
Conclusion - Stage 2a Sustainability Appraisal:	Fair
Strategic Considerations:	<p>This site is in Green Belt West of Alveley. Alveley does not have any land safeguarded for future development. As the sites availability is currently unknown, the site is not considered suitable for allocation. However potential for future safeguarding can be considered. 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 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 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>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Local road infrastructure improvements. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Retain as Green Belt
Reasoning	<p>The site forms a Green Belt parcel which is assessed as being of 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>The potential impact of development of the site on heritage and environmental assets would need further consideration.</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 is not available.</p> <p>It is more sensitive in Landscape and Green Belt terms than sites to the north east and south of Alveley. It is therefore not considered an appropriate location for safeguarding for future development.</p>
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	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)

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Site Assessment - Stage 3	
Site Reference:	P79
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 - 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 be substantial encroachment into the countryside and significantly weaken the role neighbouring parcels are playing in the Green Belt. However, a sub-parcel forming a small part of the southern part of this parcel, 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 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 Butter Cross 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 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.
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 a SSSI, woodland and pond.

<i>Ecology Comments</i> <i>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</i> <i>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</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>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</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of CA; settings of LBS; archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	large area of woodland compromises centre-north of site
<i>Tree Comments</i> <i>Other Constraints:</i>	hedgerows and mature trees within and around 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. Ensure reasonable development stand-off from woodland.
<i>Tree Comments</i> <i>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</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Old quarry on site. Possible road noise to boundaries.
<i>Public Protection Comments</i> <i>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</i> <i>Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Good
Strategic Considerations:	<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 significant heritage constraints and environmental considerations, including potential impacts on the listed buildings, the conservation area, landscape, a SSSI 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 and need for third party land to achieve improvements .</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>

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Retain as Green Belt
Reasoning	<p>The site forms a Green Belt parcel which is assessed as potentially being of 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. Whilst the site adjoins the development boundary to the east it is not well related to the main built up area of Alveley and capacity of local roads are limited and an appropriate access is not available. Additionally the site is more sensitive in Landscape and Green Belt terms than sites to the north east and south of Alveley. It is therefore not considered an appropriate location for safeguarding for future development.</p>
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	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)

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Community Hub: Ditton Priors

Site Assessment - Stage 3

Site Reference:	DNP005
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments 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 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>	See accompanying document
<i>Heritage Comments 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 Other Constraints:</i>	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>	
<i>Tree Comments Significant Constraints:</i>	conservation area
<i>Tree Comments Other Constraints:</i>	belt of mature trees and hedgerows around and across 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 in association with future development. Retain fine trees and hedge within site as features in open space within any 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>	
Sustainability Appraisal Conclusion:	Poor
Strategic Considerations:	The site is within the development boundary. It is a significant and visually sensitive open space with mature trees and hedgerows within the AONB & Conservation Area which recognises the historic core of the village. Development would have potential heritage impacts and there are also surface water flood risk considerations and mature trees and hedgerows which would need to be protected .

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented.
Known Infrastructure Opportunities:	None identified
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Retain as undeveloped land
Reasoning	Visual impact of development would have a significant detrimental impact on the character and appearance of the Conservation Area.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	DNP006
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<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>	See accompanying document
<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>	
Sustainability Appraisal Conclusion:	Fair
Strategic Considerations:	Site is located in the AONB & 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. It is also unlikely that a suitable continuous pedestrian route could be provided into the village from this site. Heritage impacts would be a significant consideration.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented.
Known Infrastructure Opportunities:	None identified
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Retain as Countryside
Reasoning	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.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	DNP007
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<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>	See accompanying document
<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>	
Sustainability Appraisal Conclusion:	Fair
Strategic Considerations:	Site is located in the AONB & 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. It is also unlikely that a suitable continuous pedestrian route could be provided into the village from this site. Heritage impacts would be a significant consideration.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented.
Known Infrastructure Opportunities:	None identified
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Retain as Countryside
Reasoning	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.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	DNP008
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>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</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>	See accompanying document
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>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</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 around site boundaries and within northern end 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 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>	Commercial to the east. Historic railway through centre of site creating potential for contaminated land.
<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 any impacts from commercial to the east. Con land remediation likely to be available.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
Sustainability Appraisal Conclusion:	Good
Strategic Considerations:	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.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented.
Known Infrastructure Opportunities:	None identified
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Retain as Countryside
Reasoning	Unclear whether the existing track can be upgraded to provide an acceptable highway access . Also the shape of the site would restrict development configuration options. Site is further from centre of village and many services than alternative sites
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	DNP009 (Part)
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<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>	See accompanying document
<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>	
Sustainability Appraisal Conclusion:	Fair
Strategic Considerations:	Site is located adjacent to but outside the development boundary to the North of the village close to the primary school and some village services with scope identified to provide pedestrian access. A proportion of the site is subject to surface water risk. No IRZ implications flagged by Natural England and proposal appears to be outside specific consultation thresholds .

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	An acceptable access and pedestrian links to the village. The design and layout of development to take into account surface water flood risk. Relevant supporting studies should be undertaken and their recommendations implemented.
Known Infrastructure Opportunities:	A new access to and parking for the primary school.
Potential for Windfall?	N
Potential for Allocation?	Y
Recommendation	Allocate part of site for Housing
Reasoning	Accessible site which provides the potential to deliver access and parking improvements for the primary school.
If proposed for Allocation, Potential Capacity:	40
If proposed for Allocation Design Requirements:	New access to and parking for the primary school. The design and layout of development should reflect surface water flood risk, ecological, trees and hedgerows and consider proximity to AONB and the relationship of adjoining residential properties . There may be opportunities to provide pedestrian links to the school. A new eastern site hedgerow boundary is required to define the site and will provide green infrastructure benefits . A connecting footway along Derrington road should be provided along the site road frontage and into the village. The 30mph zone should be extended to reflect the extent of this site .

Site Assessment - Stage 3

Site Reference:	DNP010
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 Station 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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<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>	See accompanying document
<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>	
Sustainability Appraisal Conclusion:	Good
Strategic Considerations:	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.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	An acceptable access and pedestrian links to the village. The design and layout of development to take into account surface water flood risk. Relevant supporting studies should be undertaken and their recommendations implemented.
Known Infrastructure Opportunities:	None identified
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Retain as Countryside
Reasoning	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.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3

Site Reference:	DNP011
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>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</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>	See accompanying document
<i>Heritage Comments</i> <i>Significant Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Other Constraints:</i>	N/A
<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>	hedgerows and mature trees to southern 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 tree landscaping to enhance tree cover within site as appropriate. Respond to existing mature trees in site layout
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road noise around 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 any impacts from road.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<i>Sustainability Appraisal Conclusion:</i>	Fair
<i>Strategic Considerations:</i>	Site is within the AONB and located adjacent to but outside the development boundary to the N of the village.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	An acceptable access and pedestrian links to the village. Relevant supporting studies should be undertaken and their recommendations implemented.
Known Infrastructure Opportunities:	None identified
Potential for Windfall?	N
Potential for Allocation?	N
Recommendation	Retain as Countryside
Reasoning	The site is in the AONB but no other significant development constraints have been identified therefore the site could be acceptable, however the preferred site is better related to the built form and offers the potential for infrastructure gain.
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a