

Appendix F

Church Stretton
Place Plan Area Site
Assessments

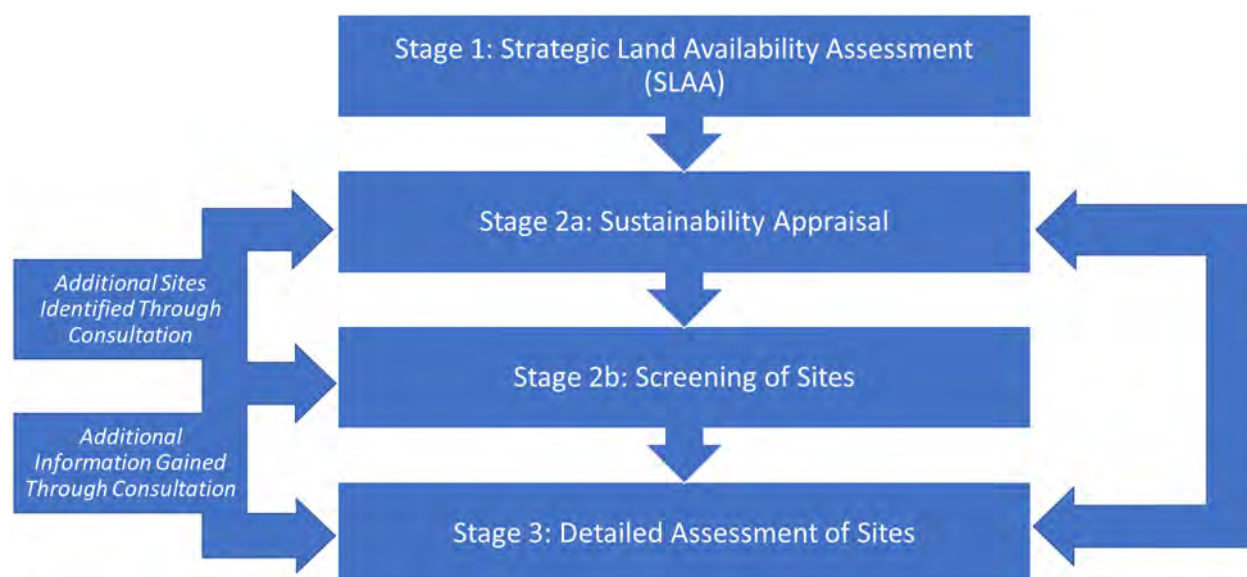
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Site Assessment Process Overview

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.

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.

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.

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.

Church Stretton Place Plan Area Stage 2a Sustainability Appraisal: Site Assessments

| Criteria | Criteria Description | Scoring Guide | Site Ref: CST001 | Site Ref: CST002 | Site Ref: CST003 | Site Ref: CST004 | Site Ref: CST005 | Site Ref: CST006 | Site Ref: CST007 | Site Ref: CST008 | Site Ref: CST009 | Site Ref: CST010 | Site Ref: CST011 | Site Ref: CST012X |
|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| 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 | - | - | - | - |
| | 500m of Ancient woodland | | - | - | 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 | |
| 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 | 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) | 0 | 0 | - | 0 | 0 | 0 | 0 | 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 |
| 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 |
| 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 | |
| | 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 | 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 |
| | 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 | - | - | - | - | - | - | - |
| 300m of a Listed Building | - | | - | 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 (-) | | | | | | | | | | | | |
| | 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 | | | | |
| | 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 | 0 | -4 | -13 | -12 | -14 | -11 | -11 | -4 | -1 | -2 | -7 |
| Range is 4 to -19 Good is 4 to -3 Fair is -4 to -11 Poor is -12 to -19 Overall Sustainability Conclusion | | | Good | Good | Fair | Poor | Poor | Poor | Fair | Fair | Fair | Good | Good | 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: |
|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | | | CST013 | CST014 | CST015 | CST016X | CST017 | CST018 | CST019VAR | CST020 | CST020VAR | CST021 | CST023 | CST026 |
| 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 |
| | 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 | - | - |
| | 500m of Ancient woodland | | - | - | - | - | 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) | - | - | - | - | - | - | - | - | - | - | - | - |
| 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 | - | |
| 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 | 0 | 0 | 0 | 0 | - | 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 |
| 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 | 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 | 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 | -- | -- |
| 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 | 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 | | - | - | - | - | - | - | - | - | - | - | - | - |
| 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 | | | -15 | -10 | -11 | -6 | 1 | -8 | -3 | -16 | -18 | -7 | 4 | -8 |
| Overall Sustainability Conclusion | | | Poor | Fair | Fair | Fair | Good | Fair | Good | Poor | Poor | Fair | Good | Fair |
| Range is 4 to -19 Good is 4 to -3 Fair is -4 to -11 Poor is -12 to -19 | | | | | | | | | | | | | | |

| Criteria | Criteria Description | Scoring Guide | Site Ref: CST027 | Site Ref: CST028 | Site Ref: CST029 | Site Ref: CST030 | Site Ref: CST030A | Site Ref: CST031 | Site Ref: CST032 | Site Ref: CST033 | Site Ref: CST034 | Site Ref: CST035 | Site Ref: CST036 | Site Ref: CST037 | |
|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------|---------------------|---------------------|---------------------|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---|
| 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 | 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 | - | - | - | |
| | 250m of a Wildlife Site | | - | - | - | - | 0 | - | - | - | - | - | - | - | |
| 100m of a Local Nature Reserve | 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 | |
| | 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 | 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 | 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 | |
| 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 | 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 | - | - | |
| 300m of a Listed Building | - | | - | 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 (-) | | | | | | | | | | | | | |
| | 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 | 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 | | | -16 | -7 | -15 | -10 | -9 | -14 | -6 | -6 | -5 | 1 | -12 | -9 | |
| Overall Sustainability Conclusion | | | Poor | Fair | Poor | Poor | Fair | Poor | Fair | Fair | Fair | Good | Poor | Fair | |
| Range is 4 to -19 Good is 4 to -3 Fair is -4 to -11 Poor is -12 to -19 | | | | | | | | | | | | | | | |

| Criteria | Criteria Description | Scoring Guide | Site Ref: | Site Ref: | Site Ref: |
|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-------------|-------------|--------------------|
| | | | CST038 | CST039 | CST028VAR / CST040 |
| 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 |
| | Ramsar Site | | 0 | 0 | 0 |
| | National Nature Reserve | | 0 | 0 | 0 |
| | Site of Special Scientific Interest | | 0 | 0 | 0 |
| | Ancient Woodland | | 0 | -- | 0 |
| | Wildlife Site | | 0 | -- | 0 |
| Local Nature Reserve | 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 |
| | 1km of a Ramsar Site | | 0 | 0 | 0 |
| | 500m of a National Nature Reserve | | 0 | 0 | 0 |
| | 500m of a Site of Special Scientific Interest | | 0 | 0 | 0 |
| | 500m of Ancient woodland | | 0 | - | - |
| | 250m of a Wildlife Site | | - | - | - |
| 100m of a Local Nature Reserve | - | | 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 |
| | Outdoor sports facility | | 0 | 0 | - |
| | Amenity green space | | 0 | 0 | 0 |
| Accessible natural green space (natural/semi-natural green space) | 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 | - |
| 8 | All or part of the site within a Source Protection Zone (groundwater) | Yes = minus score (-) No = zero score (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 |
| 10 | Site wholly/partly within an Air Quality Management Area | Yes = minus score (-) No = zero score (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 |
| 12 | Site would displace an existing waste management operation | Yes = minus score (-) No = zero score (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 |
| | a Scheduled Monument | | 0 | 0 | 0 |
| | a Registered Battlefield | | 0 | 0 | 0 |
| | a Registered Park or Garden | | 0 | 0 | 0 |
| | a Conservation Area | | 0 | -- | 0 |
| a Listed Building | 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 |
| | 300m of a Scheduled Monument | | 0 | 0 | 0 |
| | 300m of a Registered Battlefield | | 0 | 0 | 0 |
| | 300m of a Registered Park or Garden | | 0 | 0 | 0 |
| | 300m of a Conservation Area | | 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 |
| | 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 | -19 | -8 |
| Overall Sustainability Conclusion | | | Good | Poor | Fair |
| Range is 4 to -19 Good is 4 to -3 Fair is -4 to -11 Poor is -12 to -19 | | | | | |

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

Site Assessment - Stage 2b

| | |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Reference: | CST001 |
| Site Address: | Church Stretton Car Sales, Burway Road, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 0.09 |
| Indicative Capacity (Dwellings): | 5 |
| Type of Site: | Brownfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | Site located within Church Stretton. In use as car repair centre with associated parking to the front. Boundaries comprise Dentist to the west, Burway Road to the north, Crown Carpets to the east and residential to the south. |
| Surrounding Character: | This is a site within the town centre and the surroundings are entirely urban in character. |
| Suitability Information: (from SLAA) | Currently 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: | <p>Availability¹:</p> <p>Size²: Whilst the site is in isolation less than 0.2ha in size, due to its location it is considered that it would have capacity for 5 or more dwellings. Furthermore the site is adjacent to another promoted site (and the other site is considered available and the strategic assessment has not identified a significant constraints).</p> <p>Strategic Suitability³:</p> |
| 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: | CST002 |
| Site Address: | Crown Carpets, Burway Road, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 0.07 |
| Indicative Capacity (Dwellings): | 5 |
| Type of Site: | Brownfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | Site located within Church Stretton. In use as a carpet shop with associated parking to the front. |
| Surrounding Character: | This is a site within the town centre and the surroundings are entirely urban in character. |
| Suitability Information: (from SLAA) | Currently 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: | <p>Availability¹:</p> <p>Size²: Whilst the site is in isolation less than 0.2ha in size, due to its location it is considered that it would have capacity for 5 or more dwellings. Furthermore the site is adjacent to another promoted site (and the other site is considered available and the strategic assessment has not identified a significant constraints).</p> <p>Strategic Suitability³:</p> |
| 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: | CST003 |
| Site Address: | North of nature reserve on A49, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 3.26 |
| Indicative Capacity (Dwellings): | 98 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | This is a linear site between the A49 and railway line to the north of Coppice Leasowes Local Nature Reserve. It is in agricultural use. |
| Surrounding Character: | Rural in nature. The Shrewsbury to Hereford rail line forms the western boundary and the A49 the eastern boundary but beyond this, the land is in agricultural use. |
| 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: | 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: Approximately 1/3 of the site is located within flood zones 2 and/or 3. The site is separated from the built form of the settlement 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: | CST004 |
| Site Address: | South West of the Church Way Business Centre, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 1.14 |
| Indicative Capacity (Dwellings): | 34 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | The site is adjacent to the A49, south of the centre of the town. This is a long thin rectangular site between the road and the railway. |
| Surrounding Character: | The A49 to the east, railway to the west, residential and the Church Way business centre to the north (including the Continental Fires site) agriculture to the south. |
| Suitability Information: (from SLAA) | Not Currently Suitable but Future Potential |
| 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 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: | CST005 |
| Site Address: | Land at Brockhurst, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 0.74 |
| Indicative Capacity (Dwellings): | 22 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | This is an irregularly shaped field to the south of the town centre between the railway line and Cross Bank. It lies just to the north of Brockhurst Castle, a Scheduled Monument. |
| Surrounding Character: | Predominantly agricultural, with some woodland to the north and west, along with 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 separated from the built form of Church Stretton by land that has not been promoted for consideration. The site can only be accessed through flood zones 2 and/or 3 which would require consideration in the next stage of the site assessment process. |
| 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: | CST006 |
| Site Address: | Land at Gaerstones Farm, Sandford Avenue, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 2.10 |
| Indicative Capacity (Dwellings): | 63 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | This site comprises fields in agricultural use (grazing). It lies at the eastern extremity of Church Stretton, off Sandford Avenue as it leaves the town towards Hope Bowdler. |
| Surrounding Character: | Mainly agricultural with woodland to the north and some residential on the other side of Sandford Avenue (B4371). |
| 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: |
| 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: | CST007 |
| Site Address: | Hazler Hill Farm, Hazler Road, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 1.14 |
| Indicative Capacity (Dwellings): | 34 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | The site lies off Hazler Road on a slight bend in the road, towards the top of the hill and is adjacent to the development boundar. Established woodland in the west of the site, grades eastward to an area of scrub encroachment on grazing land. |
| Surrounding Character: | Surrounding area is urban fringe in character. Hazler Road lies to the north, with residential land to the east, rough grazing to the south and a mix of woodland and residential land to the west. |
| 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: | |
| 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: | CST008 |
| Site Address: | Land at Woodbank House, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 0.38 |
| Indicative Capacity (Dwellings): | 11 |
| Type of Site: | Mixed |
| If mixed, percentage brownfield: | 10% |
| General Description: | Adjacent to the A49 and south of the town centre. This site is next to the Churchway Business Centre and between the A49 and the railway. It includes Woodbank House and grounds and extends northwards to the footpath running down to the railway line. |
| Surrounding Character: | The Street Meadow affordable housing exception site development lies to the north, the A49 to the east, the Continental Fires site (CSTR013) to the south and the railway line to the east. |
| Suitability Information: (from SLAA) | Currently 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: | |
| 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: | CST009 |
| Site Address: | Land at Trevor Hill, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 0.23 |
| Indicative Capacity (Dwellings): | 7 |
| Type of Site: | |
| If mixed, percentage brownfield: | N/A |
| General Description: | The site is located west of the A49, north of the town centre and adjacent to the Church Stretton Golf Club course. This is a small square site in an elevated position to the west of Links Road/Trevor Hill. Access is by a footpath called Rabbit Burrow which continues out to Cwmdale, one of the steep Long Mynd batch valleys. The site comprises mature woodland. |
| Surrounding Character: | Woodland lies to the north, east and south with the golf course to the west. |
| 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 densely wooded and subject to a group TPO protection. In isolation, the site is separated from the built form of the settlement. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s). |
| 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: | CST010 |
| Site Address: | Land at Rabbit Burrow, Trevor Hill, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 2.66 |
| Indicative Capacity (Dwellings): | 80 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | The site comprises mature woodland in an elevated location. It consists of a small thin section to west of Trevor Hill and a mushroom shaped site to the north. Access to the northern section is via a footpath called Rabbit Burrow which continues out to Cwmdale, one of the steep Long Mynd batch valleys. Only the middle, rectangular part of the site is adjacent to the development boundary. |
| Surrounding Character: | The site lies on the boundary between existing residential development and the Long Mynd. Land to the north and west has high environmental quality and is used for both formal (golf course) and informal recreation. |
| 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: | 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 densely wooded and subject to a group TPO protection. |
| 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: | CST011 |
| Site Address: | Land off Burway Road, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 1.83 |
| Indicative Capacity (Dwellings): | 55 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | This is a narrow strip of land between the existing houses on Burway Road and Rectory Wood. It is The site comprises rough grassland (formerly grazed by horses) with scattered mature trees. |
| Surrounding Character: | This is an edge of settlement location. Woodland lies to the south and the Long Mynd to the west with residential to the north and east. |
| Suitability Information: (from SLAA) | Not Currently Suitable but Future Potential |
| 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 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: | CST012X |
| Site Address: | Land at the edge of Rectory Field off Burway Road, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 0.17 |
| Indicative Capacity (Dwellings): | <5 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | Linear site containing woodland - part of a wider wooded area. |
| Surrounding Character: | Woodland 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: | 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: As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential 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: | CST013 |
| Site Address: | Land at Tiger Hall, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 3.85 |
| Indicative Capacity (Dwellings): | 115 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | The majority of the site is wooded but the eastern part has some areas of tall rough grassland. The site lies on the slopes of the Long Mynd at some distance from the town centre. |
| Surrounding Character: | Essentially rural with the Long Mynd and woodland to the west, Rectory Wood to the north and east and isolated residential to the south. |
| 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: | 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 majority of the site is an identified natural/semi-natural open space. |
| 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: | CST014 |
| Site Address: | Land off Cunnery Road, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 0.46 |
| Indicative Capacity (Dwellings): | 14 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | The site feels remote from the town, being accessed via a steeply winding road. The site is a semi-formal landscape, being laid out as a small golf course. It lies within a more natural landscape of steeply wooded slopes and is at the end of a quiet and secluded road. |
| Surrounding Character: | The surrounding area is almost rural in character despite being semi-continuous with the town. Some housing to the west, Allen Coppice woodland to the south, the Long Mynd Hotel to the east and Cunnery Lane to the north. |
| Suitability Information: (from SLAA) | Not Currently Suitable but Future Potential |
| 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: | 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: |
| 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: | CST015 |
| Site Address: | Land fronting Ludlow Road, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 0.44 |
| Indicative Capacity (Dwellings): | 13 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | This is a very steeply sloping wooded site with a natural feel. |
| Surrounding Character: | Residential to to the west, south and east and wooded to the north (grounds of the Long Mynd Hotel). |
| 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: | 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 densely wooded and subject to a group TPO protection. |
| 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: | CST016X |
| Site Address: | Adj. Ringing Stones, Cunnery Road |
| Settlement: | Church Stretton |
| Site Size (Ha): | 0.14 |
| Indicative Capacity (Dwellings): | <5 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | Linear site containing woodland - part of a wider wooded area. |
| Surrounding Character: | Woodland and agricultural. |
| 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: | <p>Availability¹:</p> <p>Size²: As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for residential development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p>Strategic Suitability³: As the site is less than 0.2ha it has been excluded from the SLAA.</p> |
| 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: | CST017 |
| Site Address: | The Fire Station, BT Building and Police Station, Sandford Avenue, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 0.26 |
| Indicative Capacity (Dwellings): | 8 |
| Type of Site: | Brownfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | This site houses the police and fire stations. It is urban in character. |
| Surrounding Character: | Urban in nature with shops and houses. The site fronts one of the main streets in the town. |
| Suitability Information: (from SLAA) | Currently 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 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: | CST018 |
| Site Address: | Land adj. Railway at World's End, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 13.83 |
| Indicative Capacity (Dwellings): | 415 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | This is a large site in low intensive agricultural use containing some workshops at the south-eastern corner. It is low lying and prone to flooding. |
| Surrounding Character: | Land to the north is in residential use and urban in character. To the east the site is bordered by the Crewe to Hereford railway line. A cemetery lies to the south whilst the land rises steeply in the east to form the knoll with Brockhurst Castle on it. |
| 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: | 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: Approximately 50% of the site is located within flood zones 2 and/or 3, this includes the elements of the site adjacent to the built form of the settlement. The site can only be accessed through flood zones 2 and/or 3 which would require consideration in the next stage of the site assessment process. |
| 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: | CST019VAR |
| Site Address: | Land South of Springbank Farm, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 5.45 |
| Indicative Capacity (Dwellings): | 163.5 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | The site consists of two agricultural fields (one of which is currently allocated for employment development) and a long access road. The sites eastern boundary is defined by the railway line; its southern boundary is defined by an agricultural field boundary, parts of which are defined by hedgerows/mature trees, parts are more gappy); its western boundary is defined by a wooded tree belt (southern portion) and hedgerow agricultural field boundary (northern portion); and its northern boundary is defined by a wooded belt and agricultural field boundary (parts are gappy). |
| Surrounding Character: | Primarily agricultural to the east, primarily education (school playing fields) to the west; primarily agricultural with a few rural dwellings and agricultural buildings to the north; and residential to the south. |
| 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: | CST020 |
| Site Address: | Land NW of Gaerstone Farm, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 4.02 |
| Indicative Capacity (Dwellings): | 121 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | This is mostly agricultural land with a linear area of established woodland along the Sandford Avenue boundary. Despite the presence of housing on the opposite side of Sandford Avenue, the site feels remote from the town centre and owes most of its character to the adjacent woodland and open slopes on Helmeth Hill. |
| Surrounding Character: | The site is on the eastern edge of Church Stretton and lies some distance from the town centre. The surrounding area is essentially rural in character with Helmeth Wood to the north, agricultural land to the east, Sandford Avenue to the south and The Leasowes house to the west. |
| 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: | |
| 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: | CST020VAR |
| Site Address: | Land NW of Gaerstone Farm, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 3.12 |
| Indicative Capacity (Dwellings): | 94 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | This is mostly agricultural land with a linear area of established woodland along the Sandford Avenue boundary for its western portion. Despite the presence of housing on the opposite side of Sandford Avenue, the site feels remote from the town centre and owes most of its character to the adjacent woodland and open slopes on Helmeth Hill. |
| Surrounding Character: | The site is on the eastern edge of Church Stretton and lies some distance from the town centre. The surrounding area is essentially rural in character with Helmeth Wood to the north, agricultural land to the east, Sandford Avenue to the south and The Leasowes house to the 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: | CST021 |
| Site Address: | Snatchfield Farm, Snatchers Lane, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 4.25 |
| Indicative Capacity (Dwellings): | 128 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | The site comprises a large open field used for grazing. |
| Surrounding Character: | The site is surrounded by existing residential development on three sides (west, north and east). To the south, agricultural land leads up the partly wooded slope of Hazler Hill. |
| Suitability Information: (from SLAA) | Not Currently Suitable but Future Potential |
| 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: | |
| 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: | CST023 |
| Site Address: | Bank House Land, Longhills Road, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 0.37 |
| Indicative Capacity (Dwellings): | 11 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | The site comprises the well wooded garden of The Bank House. |
| Surrounding Character: | The site is within the development boundary and the surrounding character is residential in nature. The War Memorial is on land to the west. |
| 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: | 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 densely wooded and subject to a group TPO protection. |
| 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: | CST026 |
| Site Address: | Land at Trefnant, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 0.70 |
| Indicative Capacity (Dwellings): | 21 |
| Type of Site: | |
| If mixed, percentage brownfield: | N/A |
| General Description: | This is a well wooded site which forms part of the garden to Trefnant. |
| Surrounding Character: | The site is adjacent to Rectory Wood and Field, a Shropshire Council outdoor recreation site. Land to the east and south is in residential use whilst the car park for Rectory Wood and Field lies to the west. |
| 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 densely wooded and subject to a group TPO protection. |
| 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: | CST027 |
| Site Address: | Sandford Avenue, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 0.37 |
| Indicative Capacity (Dwellings): | 11 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | The site forms part of a larger field used for sheep grazing. Although it is adjacent to the development boundary (which runs along Sandford Avenue), it is separated from the built form of the settlement by the remainder of the field. It also lies some distance from the centre of Church Stretton and its character owes more to the surrounding countryside than to the town itself. |
| Surrounding Character: | Land immediately to the east is in agricultural use, although The Leasowes property lies beyond this, adjacent to the larger field's boundary. Land to the north and west is in agricultural (grazing) use whilst Sandford Avenue along the southern boundary of the site separates it from existing residential development. |
| 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: | |
| 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: | CST028 |
| Site Address: | Land at New House Farm, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 4.31 |
| Indicative Capacity (Dwellings): | 129 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | The main part of the site comprises a large open field running up the slope towards Helmeth Hill. It is in agricultural use. |
| Surrounding Character: | Land to the west, north and east is in agricultural use whilst the Battlefield housing estate lie to the south. |
| 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: | |
| 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: | CST029 |
| Site Address: | Land between Clive Avenue and Kenyon Road, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 0.95 |
| Indicative Capacity (Dwellings): | 28 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | The site comprises a field in agricultural use (grazing) on the edge of Church Stretton. It lies on the slopes of Ragleth Hill and is rural in character. |
| Surrounding Character: | The site lies towards the western end of Clive Avenue and has residential development to the north. However, the woodland to the west and east and open hillslope to the south give the surrounding area a countryside character. |
| 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: | |
| 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: | CST030 |
| Site Address: | New House Farm, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 7.42 |
| Indicative Capacity (Dwellings): | 223 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | Site comprises two fields (northern and southern) linked by a track. It is mostly agricultural in character (used for grazing) and forms part of countryside to the north of Church Stretton and east of the A49. Part of the northern field is used by the Longmynd Archery Club. |
| Surrounding Character: | Although the A49 runs to the west of the site, the surrounding character is rural in nature being largely in agricultural use. A fishing lake lies to the west of the southern part of the site. |
| Suitability Information: (from SLAA) | Not Suitable |
| Availability Information¹: | Not Currently Available - Unlikely 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: As the site is considered unlikely to become available for residential development, it will not proceed to the next stage of the site assessment process. |
| | 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: | 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: | CST030A |
| Site Address: | New House Farm, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 3.51 |
| Indicative Capacity (Dwellings): | 105 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | Site comprises an field mostly used for agricultural purposes (grazing), however part of the northern field is used by the Longmynd Archery Club. The site forms part of countryside to the north of Church Stretton and east of the A49. |
| Surrounding Character: | Surrounding character is primarily agricultural/rural. |
| Suitability Information: (from SLAA) | Not Suitable |
| Availability Information¹: | Not Currently Available - Unlikely 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: As the site is considered unlikely to become available for residential development, it will not proceed to the next stage of the site assessment process. |
| 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: | 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: | CST031 |
| Site Address: | South of Clive Avenue, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 0.45 |
| Indicative Capacity (Dwellings): | 14 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | Site comprises agricultural land on the lower flanks of Ragleth Hill and the southeastern edge of Church Stretton. |
| Surrounding Character: | Land to the north and west is in residential use whilst land to the west and south is in agricultural use. |
| 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: | |
| 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: | CST032 |
| Site Address: | Watling Street North (northern field), Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 2.97 |
| Indicative Capacity (Dwellings): | 89 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | This is the most northerly of a series of three fields in agricultural use that lie to the north of Church Stretton, adjacent to but east of the A49. The site occupies a prominent knoll which screens land to the east from the A49. |
| Surrounding Character: | Mostly agricultural land (in grazing use) although an isolated property, High Leyes, lies to the north. |
| 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: | 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: | CST033 |
| Site Address: | Watling Street North (eastern field), Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 1.90 |
| Indicative Capacity (Dwellings): | 57 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | This is the eastern of a series of three fields in agricultural use that lie to the north of Church Stretton, adjacent to but east of the A49. The site occupies a prominent knoll which screens land to the east from the A49. |
| Surrounding Character: | Mostly agricultural land (in grazing use). Although not adjacent to the site boundary, the Battlefield housing estate lies to the south-east. |
| 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: |
| 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: | CST034 |
| Site Address: | Watling Street North (southern field), Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 1.75 |
| Indicative Capacity (Dwellings): | 53 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | This is the southern of a series of three fields in agricultural use that lie to the north of Church Stretton, adjacent to but east of the A49. The site occupies a prominent knoll which screens land to the east from the A49. |
| Surrounding Character: | Agricultural land (grazing) to the west, north and east and the Watling Street North affordable housing exception site to the south. |
| 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: | |
| 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: | CST035 |
| Site Address: | Springbank Farm, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 1.83 |
| Indicative Capacity (Dwellings): | 55 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | Site comprises a farm complex with a touring campsite in the southern part. It is essentially rural in character and is separated from the Ashbrook affordable housing exception site by the remainder of the campsite. |
| Surrounding Character: | Church Stretton School and associated sporting facilities are to the west, land in agricultural use to the north and east and a campsite to the south. The site is on the edge of Church Stretton but not adjacent to the development boundary. Land to the northwest, east and south is included in an undertermined planning application for 47 houses. |
| 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: | Whilst the site is detached from the built form of the settlement, it is adjacent to a current employment allocation. A small portion of the site is located within flood zones 2 and/or 3. The site can only be accessed through flood zones 2 and/or 3 which would require consideration in the next stage of the site assessment process. |
| 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: | CST036 |
| Site Address: | 225 Watling Street South, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 0.35 |
| Indicative Capacity (Dwellings): | 11 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | Site comprises house and surrounding large garden with mature orchard trees. It lies on the southern edge of the town, adjacent to both CST031 and the development boundary. The A49 runs along the site's western edge and a track leads from the site to both this and Clive Avenue. |
| Surrounding Character: | Land to the south and east is in agricultural use and supports some woodland. The south eastern edge of the town lies to the north and there is a belt of woodland separating the site from the A49 to the west. |
| Suitability Information: (from SLAA) | Not Currently Suitable but Future Potential |
| 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: | |
| 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: | CST037 |
| Site Address: | Cemetery Road, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 0.91 |
| Indicative Capacity (Dwellings): | 27 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | Site is located to the southwest of town centre, adjacent and east of the road leading to the cemetery. It contains an area of hardstanding and two partly open sided sheds. It is rural in character and separated from edge of the built form of the town by land in agricultural use. |
| Surrounding Character: | The surrounding land is in agricultural use (grazing) although the track running along the western boundary of the site leads to the town cemetery and some allotments. Site CST018 is adjacent to the northwest. |
| 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 separated from the built form of the settlement by land that has not been promoted for consideration. The site can only be accessed through flood zones 2 and/or 3 which would require consideration in the next stage of the site assessment process. |
| 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: | CST038 |
| Site Address: | Springbank Farm, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 1.28 |
| Indicative Capacity (Dwellings): | 38 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | The site is an agricultural field located to the north of Church Stretton. It is allocated for employment development. |
| Surrounding Character: | Surrounding character is predominantly agricultural. |
| 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 allocated for employment development. Approximately 50% of the site is located within flood zones 2 and/or 3, however the remainder of the site may have some potential. The site can only be accessed through flood zones 2 and/or 3 which would require consideration in the next stage of the site assessment process. |
| 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: | CST039 |
| Site Address: | Land adjacent to Maryland, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 0.14 |
| Indicative Capacity (Dwellings): | >5 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | A small site, much of which is wooded with trees subject to TPO protection. Site boundaries are defined by the road to the north, woodland to the south and west and a residential curtilage to the east. |
| Surrounding Character: | Surrounding character is predominantly woodland and 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: | <p>Availability¹:</p> <p>Size²: As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. However, the site is adjacent to other promoted sites with a combined site area of greater than 0.5ha (and the other site is considered available and the strategic assessment has not identified a significant constraint).</p> <p>Strategic Suitability³: The site was promoted following the conclusion of the SLAA.</p> |
| 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: | CST040 |
| Site Address: | Land at New House Farm, Church Stretton |
| Settlement: | Church Stretton |
| Site Size (Ha): | 10.37 |
| Indicative Capacity (Dwellings): | 311 |
| Type of Site: | Greenfield |
| If mixed, percentage brownfield: | N/A |
| General Description: | The site generally complies of the areas promoted within CST028 and CST030/30A. |
| Surrounding Character: | Primarily agricultural, with residential to the south. |
| 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.

**Church Stretton Place Plan Area
Stage 3 Detailed Site Review:
Site Assessments**

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| Site Assessment - Stage 3 | |
| Site Reference: | CST001 |
| Coal Authority Reference Area? | No |
| Mineral Safeguarding Area? | No |
| Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality: | No |
| 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 |
| Landscape Considerations: (from the LVSS) | Not Assessed |
| Visual Impact Considerations: (from the LVSS) | Not Assessed |
| Highway Comments - Direct Access to Highway Network? | Y |
| 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? | Y |
| Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So? | |
| Highway Comments - Could the Development Occur Without Off-Site Works? | Y |
| Highway Comments - Are Envisaged Off-Site Works Achievable? | Small scale development |
| Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service): | 24 |
| Ecology Comments Significant Constraints: | HRA will be required for recreational impacts in-combination on Stiperstones SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. |
| Ecology Comments Other Constraints: | Surveys for bats and nesting birds required. |

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| <i>Ecology Comments 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 Opportunities:</i> | |
| <i>Heritage Comments Significant Constraints:</i> | |
| <i>Heritage Comments Other Constraints:</i> | Site located wholly within Church Stretton Conservation Area and potentially within the settings of a number of listed buildings. Also located within the medieval core of Church Stretton and may have high archaeological potential. |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (impact on settings of LBs and character and appearance of CA; archaeological DBA + evaluation). NB a Heritage Assessment was produced for this site in association with a 2019 planning application. |
| <i>Heritage Comments Opportunities:</i> | |
| <i>Tree Comments Significant Constraints:</i> | N/A |
| <i>Tree Comments Other Constraints:</i> | N/A |
| <i>Tree Comments Management of Constraints:</i> | N/A |
| <i>Tree Comments Opportunities:</i> | Limited opportunity for one or two street fronting trees |
| <i>Public Protection Comments Significant Constraints:</i> | |
| <i>Public Protection Comments Other Constraints:</i> | Contaminated land site investigation will be required. |
| <i>Public Protection Comments Management of Constraints:</i> | |
| <i>Public Protection Comments Opportunities:</i> | |
| Conclusion - Stage 2a Sustainability Appraisal: | Good |

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| Strategic Considerations: | <p>A small rectangular site, much of which is occupied by the Church Stretton Car Sales building. The site is located within the existing built form of the town and benefits from good access to available services and facilities. As such it may be suitable for windfall development, subject to material considerations. HRA may be needed for in-combination impacts for residential use. The site is located within the medieval core of Church Stretton, wholly within Church Stretton Conservation Area and potentially within the settings of a number of listed buildings. It may also have archaeological potential. The site may be subject to contamination. The sustainability appraisal is good for the site.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>If ecological surveys show presence of protected species, mitigation measures will be needed. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Opportunity for street tree planting. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Potential for Windfall? | <p style="text-align: center;">Yes</p> |
| Potential for Allocation? | <p style="text-align: center;">No</p> |
| Recommendation | <p style="text-align: center;">Potential for windfall development</p> |
| Reasoning | <p>This is a small site within the existing built form and the towns development boundary where the principle of development is accepted subject to material considerations. Due to its size and location it is not considered necessary for it to be allocated.</p> <p>Any potential for windfall development is subject to undertaking necessary supporting assessments and demonstrating appropriate management of any constraints, including a design and layout that responds to the sites setting within a conservation area, the medieval core of the town and proximity to listed buildings; and any necessary decontamination of the site. The opportunity for positive tree planting should be actively considered.</p> |
| If proposed for Allocation, Potential Capacity: | <p style="text-align: center;">N/A</p> |
| If proposed for Allocation Design Requirements: | <p style="text-align: center;">N/A</p> |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST002 |
| Coal Authority Reference Area? | No |
| Mineral Safeguarding Area? | No |
| Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality: | No |
| 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: | Yes |
| Landscape Considerations: (from the LVSS) | Not Assessed |
| Visual Impact Considerations: (from the LVSS) | Not Assessed |
| Highway Comments - Direct Access to Highway Network? | Y |
| 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? | Y |
| Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So? | |
| Highway Comments - Could the Development Occur Without Off-Site Works? | Y |
| Highway Comments - Are Envisaged Off-Site Works Achievable? | Small scale development |
| Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service): | 24 |
| Ecology Comments Significant Constraints: | HRA will be required for recreational impacts in-combination on Stiperstones SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. |
| Ecology Comments Other Constraints: | Surveys for bats and nesting birds required. |

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| <i>Ecology Comments 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 Opportunities:</i> | |
| <i>Heritage Comments Significant Constraints:</i> | |
| <i>Heritage Comments Other Constraints:</i> | Site located wholly within Church Stretton Conservation Area and potentially within the settings of a number of listed buildings. Also located within the medieval core of Church Stretton and may have high archaeological potential. |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (impact on settings of LBs and character and appearance of CA; archaeological DBA + evaluation). NB a Heritage Assessment was produced for this site in association with a 2019 planning application. |
| <i>Heritage Comments Opportunities:</i> | |
| <i>Tree Comments Significant Constraints:</i> | N/A |
| <i>Tree Comments Other Constraints:</i> | N/A |
| <i>Tree Comments Management of Constraints:</i> | N/A |
| <i>Tree Comments Opportunities:</i> | Limited opportunity for one or two street front trees |
| <i>Public Protection Comments Significant Constraints:</i> | |
| <i>Public Protection Comments Other Constraints:</i> | Contaminated land site investigation will be required. |
| <i>Public Protection Comments Management of Constraints:</i> | |
| <i>Public Protection Comments Opportunities:</i> | |
| Conclusion - Stage 2a Sustainability Appraisal: | Good |

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| Strategic Considerations: | <p>A small rectangular site, much of which is occupied by the Church Stretton Car Sales building. The site is located within the existing built form of the town and benefits from good access to available services and facilities. As such it may be suitable for windfall development, subject to material considerations. HRA may be needed for in-combination impacts for residential use. The site is located within the medieval core of Church Stretton, wholly within Church Stretton Conservation Area and potentially within the settings of a number of listed buildings. It may also have archaeological potential. The site may be subject to contamination. The sustainability appraisal is good for the site.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>If ecological surveys show presence of protected species, mitigation measures will be needed. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Opportunity for street tree planting. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Potential for Windfall? | <p style="text-align: center;">Yes</p> |
| Potential for Allocation? | <p style="text-align: center;">No</p> |
| Recommendation | <p style="text-align: center;">Potential for windfall development</p> |
| Reasoning | <p>This is a small site within the existing built form and the towns development boundary where the principle of development is accepted subject to material considerations. Due to its size and location it is not considered necessary for it to be allocated.</p> <p>Any potential for windfall development is subject to undertaking necessary supporting assessments and demonstrating appropriate management of any constraints, including a design and layout that responds to the sites setting within a conservation area, the medieval core of the town and proximity to listed buildings; and any necessary decontamination of the site. The opportunity for positive tree planting should be actively considered.</p> |
| If proposed for Allocation, Potential Capacity: | <p style="text-align: center;">N/A</p> |
| If proposed for Allocation Design Requirements: | <p style="text-align: center;">N/A</p> |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST006 |
| <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> | 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> | 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> | 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> | 28% |
| <i>All or part of the site within a Source Protection Zone:</i> | No |
| <i>Landscape Considerations: (from the LVSS)</i> | Medium-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> | |
| <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. B4371 alignment is poor at the site frontage so junction works are likely to be significant but affordable with 63 homes. Extension of existing 30mph speed limit required. |
| <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): | 16 |
| <i>Ecology Comments Significant Constraints:</i> | Within 10km of Stiperstones SAC. HRA may be required for in-combination recreational impacts for residential use and for any employment use that generates airborne pollution. Ancient Woodland within 10m of site boundary. Damage to AW must be avoided, see NPPF 118. Revised consultation draft of NPPF states development which damages AW should not be considered 'sustainable'. Suggest seek landscape advice. 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 within 500m), Dormice, Badgers, Bats, nesting birds, vascular plants, reptiles. Ancient Woodland and Local Wildlife Site only c. 10m from site boundary. Partly within and adjacent to Env. Network. |

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| <i>Ecology Comments Management of Constraints:</i> | See LPR HRA for mitigation methods if recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Protect, enhance and restore Env. Network to south, north and west in accordance with CS17 Environmental Networks and MD12. |
| <i>Ecology Comments Opportunities:</i> | Combine buffer to Ancient woodland with open space to improve connectivity of Environmental Network. |
| <i>Heritage Comments Significant Constraints:</i> | |
| <i>Heritage Comments Other Constraints:</i> | Site located on boundary, and within the setting of, the Conservation Area + adjacent to a listed milestone. |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (setting assessment). High quality design necessary to minimise any impacts on the setting of the CA. |
| <i>Heritage Comments Opportunities:</i> | |
| <i>Tree Comments Significant Constraints:</i> | |
| <i>Tree Comments Other Constraints:</i> | Helmeth Hill Wood is within 500m this is an ancient woodland site with open access to the public. The site is bounded by mature hedgerows on three sides with a mature stand of trees along the southern boundary which will have proximity and shade implications. |
| <i>Tree Comments Management of Constraints:</i> | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Site layout needs to take full consideration of the Natural England Forestry Commission Standing advice of development near Ancient Woodland and Veteran Trees Landscape buffers between boundaries and due to the prominence of the location in the Landscape and AONB the site density needs to be appropriate to accommodate significant planting for long-term effect. |
| <i>Tree Comments Opportunities:</i> | Use 20% canopy cover policy to create buffer between the site and the ASNW. Address MD 2 & MD12 through good site layout that incorporates appropriate space for and integrate the development into the broader landscape through regeneration of the existing hedgerows and strategic tree planting in space that will accommodate the long-term retention of the new planting. |
| <i>Public Protection Comments Significant Constraints:</i> | |
| <i>Public Protection Comments Other Constraints:</i> | |
| <i>Public Protection Comments Management of Constraints:</i> | |
| <i>Public Protection Comments Opportunities:</i> | Good site, very little impact on the existing neighbouring uses. |
| Conclusion - Stage 2a Sustainability Appraisal: | Poor |

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| Strategic Considerations: | <p>Whilst the site is adjacent to the development boundary along its southern edge, it is separated from the built form of Church Stretton to the west by two other sites (CST020 and CST027). This means that development of this site (CST006), on its own would appear poorly related to the town. The site has high visual and medium-high landscape sensitivity to residential development and the watercourse along the southern boundary is within an Environmental Network. Protection of the nearby Ancient Woodland, Local Wildlife Site and Environmental Network is likely to reduce the numbers of houses possible. HRA may be needed for in-combination impacts for residential use. A Heritage Assessment will be needed to determine the impact on the setting of the adjacent Conservation Area and listed milestone. The Sustainability Appraisal is poor for this site.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>Modelling of the adjacent watercourse may be needed to determine flood risk to the site. Extension of existing 30mph speed limit required. If ecological surveys show presence of protected species, mitigation measures will be needed. Landscape buffer to Ancient Woodland and Local Wildlife Site. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Combine buffer to Ancient woodland with open space to improve connectivity of Environmental Network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Potential for Windfall? | <p>No</p> |
| Potential for Allocation? | <p>No</p> |
| Recommendation | <p>Remain as countryside</p> |
| Reasoning | <p>Development of this site on its own at the current time would appear poorly related to the built form of the town. Whilst the site could potentially be developed alongside CST020 and CST027, it is considered that the residential guideline for Church Stretton can be achieved through a combination of windfall sites within the development boundary, including on Brownfield land, and through the likely delivery of exception and cross-subsidy affordable housing sites. Given these sources of supply are sufficient to achieve the settlements residential guideline and as such it is considered that there is insufficient justification to warrant the allocation of major housing development in Church Stretton, given its location within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and the need, documented within the NPPF, to demonstrate that exceptional circumstances exist for such major development within the AONB.</p> |
| If proposed for Allocation, Potential Capacity: | <p>N/A</p> |
| If proposed for Allocation Design Requirements: | <p>N/A</p> |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST007 |
| Coal Authority Reference Area? | No |
| Mineral Safeguarding Area? | No |
| Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality: | No |
| 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 |
| Landscape Considerations: (from the LVSS) | Medium-High |
| Visual Impact Considerations: (from the LVSS) | Medium-High |
| Highway Comments - Direct Access to Highway Network? | Y |
| 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? | N |
| Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So? | N. Significant works may be needed to create suitable access due to ground levels. Hazler Road is very narrow at this point. |
| Highway Comments - Could the Development Occur Without Off-Site Works? | N |
| Highway Comments - Are Envisaged Off-Site Works Achievable? | N. Hazler Road is narrow and should not be subject to additional traffic (potentially 33 homes) and necessary improvement could not be delivered by this development as significant third party land would be required. |
| Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service): | 8 |
| Ecology Comments Significant Constraints: | Within 10km of Stiperstones SAC. HRA may be required for in-combination recreational impacts for residential use and for any employment use that generates airborne pollution. Suggest seek landscape advice. Site lies completely within a corridor of the Environmental Network linking Ragleth, Hazler and Helmith Hills and their ancient woodland. Ideally this site should not be developed under CS17 and MD12. |
| Ecology Comments Other Constraints: | EclA required. Surveys for GCN (ponds within 500m), Dormice (known records nearby), Badgers, Bats, nesting birds, vascular plants, reptiles. |

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| <i>Ecology Comments Management of Constraints:</i> | See unmanageable constraints re; Environmental Network. If this site is brought forward despite the network then greatly reduced housing numbers would be necessary. See LPR HRA for mitigation methods if recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to east and west in accordance with CS17 Environmental Networks and MD12. Wooded area should be removed from boundary of allocated site. |
| <i>Ecology Comments Opportunities:</i> | 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> | Steeply sloping site located on boundary, and within the setting of, the Conservation Area. Historic OS maps held by the HER suggests that there are archaeological earthworks (former gravel pit), so has some archaeological interest. |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (archaeological DBA and setting assessment). High quality design necessary to minimise any impacts on the setting of the CA. |
| <i>Heritage Comments Opportunities:</i> | |
| <i>Tree Comments Significant Constraints:</i> | A large part of the site is currently emergent scrub / woodland abutting or merging into established woodland to the west, this is a sky line feature in Church Stretton and development would impact upon the character and amenity of the area without significant opportunity for significant landscape mitigation in accordance with SC policies on sustainable development. |
| <i>Tree Comments Other Constraints:</i> | A reduction in the area of the proposed development site e.g. to the east might provide an opportunity for some low density development if the woodland to the west and hedgerows to the site are protected through an appropriate buffer. |
| <i>Tree Comments Management of Constraints:</i> | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, s comprehensive landscape assessment is required to assess the impacts to the area and the AONB. Reduce the size of the plot by approximately 60% |
| <i>Tree Comments Opportunities:</i> | There is an opportunity on part of the site for a lesser area of development with the use 20% canopy cover policy to create buffer between the site and the consolidation / regeneration of the existing hedgerows. |
| <i>Public Protection Comments Significant Constraints:</i> | |
| <i>Public Protection Comments Other Constraints:</i> | |
| <i>Public Protection Comments Management of Constraints:</i> | |
| <i>Public Protection Comments Opportunities:</i> | |
| Conclusion - Stage 2a Sustainability Appraisal: | Fair |

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| Strategic Considerations: | <p>The site has residential development to the east and west and is adjacent to the development boundary on its northern edge. It has a medium high visual and landscape sensitivity to residential development. The steeply sloping nature of the site and narrowness of Hazler Road mean that significant work would be needed to create a suitable access and highways comments indicate that that such works could not be delivered through development of this site. HRA may be needed for in-combination impacts for residential use. The site is entirely within an Environmental Network and the ecology comments indicate that development would not be possible without a significant adverse impact: this is contrary to policy CS17 (or its equivalent policy within the Local Plan Review). The emergent woodland on this site forms a skyline feature in Church Stretton. A Heritage Assessment will be needed to determine the impact on the setting of the Conservation Area. The Sustainability Appraisal is poor for this site.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>If ecological surveys show presence of protected species, mitigation measures will be needed. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Enhance and restore Environmental Network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Potential for Windfall? | <p>No</p> |
| Potential for Allocation? | <p>No</p> |
| Recommendation | <p>Remain as countryside</p> |
| Reasoning | <p>Vehicular access is unlikely to be possible and development would have a significant impact on the Environmental Network, contrary to policy CS17 (or its equivalent policy within the Local Plan Review). It is considered that the residential guideline for Church Stretton can be achieved through a combination of windfall sites within the development boundary, including on Brownfield land, and through the likely delivery of exception and cross-subsidy affordable housing sites. Given these sources of supply are sufficient to achieve the settlements residential guideline and as such it is considered that there is insufficient justification to warrant the allocation of major housing development in Church Stretton, given its location within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and the need, documented within the NPPF, to demonstrate that exceptional circumstances exist for such major development within the AONB.</p> |
| If proposed for Allocation, Potential Capacity: | <p>N/A</p> |
| If proposed for Allocation Design Requirements: | <p>N/A</p> |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST008 |
| Coal Authority Reference Area? | No |
| Mineral Safeguarding Area? | No |
| Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality: | No |
| 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: | 32% |
| All or part of the site within a Source Protection Zone: | No |
| Landscape Considerations: (from the LVSS) | Medium |
| Visual Impact Considerations: (from the LVSS) | Medium |
| Highway Comments - Direct Access to Highway Network? | Y |
| Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How? | |
| 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. Extension / changes needed to speed limit. |
| 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): | 17 |
| Ecology Comments Significant Constraints: | Within 10km of Stiperstones SAC. HRA may be required for in-combination recreational impacts for residential use and for any employment use that generates airborne pollution. Otherwise, none. |
| Ecology Comments Other Constraints: | EclA required. Surveys for GCN (record in pond 125m to north), Dormice (known records nearby), Badgers, Bats (possibly in building and mature trees), nesting birds, vascular plants, reptiles. Partly within Env. Network. |

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| <i>Ecology Comments Management of Constraints:</i> | Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to west in accordance with CS17 Environmental Networks and MD12. |
| <i>Ecology Comments Opportunities:</i> | 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> | Site located close to the boundary, and within the setting of, the Church Stretton Conservation Area. |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (setting assessment). High quality design for residential development necessary to minimise any impacts on the setting of the CA. |
| <i>Heritage Comments Opportunities:</i> | |
| <i>Tree Comments Significant Constraints:</i> | Development of the southern end of the site would result in the loss of existing vegetation the sites west boundary which is integral to the integration of the existing properties into the landscape. |
| <i>Tree Comments Other Constraints:</i> | As can be seen from the adjacent Swaine's Meadow dense development results in no long-term strategic planting and pressure to remove or lop off site trees that are close to the new dwellings. A reduction of the area to the north might provide a sustainable development opportunity if it is low density. |
| <i>Tree Comments Management of Constraints:</i> | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Reduce the size of the plot by approximately 60% |
| <i>Tree Comments Opportunities:</i> | There is an opportunity on part of the site for a lesser area of development with the use of 20% canopy cover policy to create buffer between the site and the consolidation / regeneration of the existing hedgerows. |
| <i>Public Protection Comments Significant Constraints:</i> | |
| <i>Public Protection Comments Other Constraints:</i> | Noise sources from the A49 to the east and rail to the west. |
| <i>Public Protection Comments Management of Constraints:</i> | Noise mitigation including glazing, ventilation, layout and orientation of buildings and boundary treatment. |
| <i>Public Protection Comments Opportunities:</i> | infill around existing residential therefore remove potential future impacts on this land from commercial development. |
| Conclusion - Stage 2a Sustainability Appraisal: | Fair |

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| Strategic Considerations: | <p>Small irregularly shaped site within the development boundary. As such it may be suitable for windfall development, subject to material considerations. However, as the site contains existing buildings and is irregularly shaped, it is likely to have only limited capacity for housing. HRA may be needed for in-combination impacts for residential use. The trees along the A49 frontage form part of an Environmental Network where development which would create barriers or sever links between dependant sites is contrary to policy CS17 (or its equivalent policy within the Local Plan Review). There are noise sources from the A49 to the east and rail to the west. The Sustainability Appraisal is fair for this site.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>Modelling of the adjacent watercourse may be needed to determine flood risk to the site. An extension or changes to the speed limit may be needed. If ecological surveys show presence of protected species, mitigation measures will be needed. Lower density of development to protect existing trees. Noise mitigation measures including glazing, ventilation, layout and orientation of buildings and boundary treatment may be needed. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Enhance and restore Environmental Network in accordance with CS17. Opportunity to remove potential future impacts on this land from commercial development. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Potential for Windfall? | <p>Yes</p> |
| Potential for Allocation? | <p>No</p> |
| Recommendation | <p>Potential for windfall development</p> |
| Reasoning | <p>Site is within the development boundary where the principle of development is accepted subject to material considerations. Any potential for windfall development is subject to undertaking necessary supporting assessments and demonstrating appropriate management of any constraints. However due to the irregular shape of the site and existing built form within it, its capacity is likely to be limited.</p> |
| If proposed for Allocation, Potential Capacity: | <p>N/A</p> |
| If proposed for Allocation Design Requirements: | <p>N/A</p> |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST019VAR |
| 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: | 31% |
| Percentage of site in Flood Zone 2: | 42% |
| Percentage of site in Flood Zone 1: | 58% |
| Percentage of the site in the 30 year surface flood risk zone: | 2% |
| Percentage of the site in the 100 year surface flood risk zone: | 5% |
| Percentage of the site in the 1,000 year surface flood risk zone: | 21% |
| 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: | 3% |
| All or part of the site within a Source Protection Zone: | Yes |
| Landscape Considerations: (from the LVSS) | Medium |
| Visual Impact Considerations: (from the LVSS) | Medium-High |
| Highway Comments - Direct Access to Highway Network? | Proposed access off Shrewsbury Road, it is assumed that the promoter of the land is satisfied that they have sufficient access rights that can be passed to any resident of the development. |
| Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How? | Access is proposed off Shrewsbury road via an existing track. Localised widening and upgrade of the existing track and access would be required. Based on the current red line boundary, there does not appear sufficient width within the boundary of the site to provide the required improvements to the access to accommodate the proposed scale of development. Sufficient width would need to be provided to accommodate both vehicular and pedestrian and cycle movements. |
| Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point? | Access is proposed off Shrewsbury road via an existing track. Localised widening and upgrade of the existing track and access would be required. Based on the current red line boundary, there does not appear sufficient width within the boundary of the site to provide the required improvements to the access to accommodate the proposed scale of development. Sufficient width would need to be provided to accommodate both vehicular and pedestrian and cycle movements. |
| Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So? | As above, it would be desirable if alternative access was provided, that reduced the potential conflict between road users within the vicinity of the school. An alternative access via Lawley Close/Ley Gardens could potentially be more acceptable. However, we would suggest that around 50 dwellings off a single point of access off Ley Gardens would probably not be supported by the Highway Authority in the first instance but we would need to undertake further assessment. |
| Highway Comments - Could the Development Occur Without Off-Site Works? | It is likely that we would seek mitigation measures to reduce the likely impact of the proposed development, specifically within the vicinity of the Shrewsbury Road and the School zone to make the development acceptable. |
| Highway Comments - Are Envisaged Off-Site Works Achievable? | Off site mitigation is likely to be achievable. |
| Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service): | 16 |
| Ecology Comments Significant Constraints: | Within 10km of Stiperstones SAC. HRA may be required for in-combination recreational impacts for residential use and for any employment use that generates airborne pollution (See LPR HRA). Known GCN site adjacent and possibly in pond on this site. Potentially too small to provide sufficient terrestrial land as GCN mitigation (although District licencing could be applied for). Appears also to be partly in the floodplain and potentially to support priority habitat (particularly in north-east and south west). Lies within a corridor of the Environmental Network. Required mitigation will reduce the number of dwellings possible on this site. |
| Ecology Comments Other Constraints: | EclA required. Surveys for GCN (in ponds on site and within 500m) and pond survey for other species (plants and animals), Dormice, Badgers, Bats, nesting birds, vascular plants (botanical phase 2 survey to NVC standard), reptiles. |

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| <i>Ecology Comments Management of Constraints:</i> | Increased open space between the railway line to the east, up to at least the eastern end of Springbank Farm boundary (other than an access road against the boundary). Fewer houses in the NE section and only on the western side, possibly compensated for by less OS on the western boundary of the main part of the site. SUDs schemes should be designed with biodiversity in mind, not damage existing good habitat and should only be considered in open space calculation if safe/accessible to people. Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. |
| <i>Ecology Comments Opportunities:</i> | Maintain and enhance a semi-natural corridor along the eastern boundary with the railway (c.50m wide on average, wider in the north east), to link with the ponds and open space to the south. Retain wetter areas, pond and potential priority habitat, particularly in the north east. |
| <i>Heritage Comments Significant Constraints:</i> | Possible effects on settings of Caer Caradoc and Novers Hill scheduled monuments (NHLE refs. 1010723 & 1008385) and Church Stretton Conservation Area. Archaeological potential identified on the site in 2015. |
| <i>Heritage Comments Other Constraints:</i> | |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (archaeological DBA + setting assessment). NB Archaeological DBA produced in 2015 and archaeological condition subsequently recommended. |
| <i>Heritage Comments Opportunities:</i> | |
| <i>Tree Comments Significant Constraints:</i> | The mature beech tree adjacent to the access road at the NE corner of Church Stretton School is protected by TPO SC/00320/18 The block of woodland running north south along the west boundary of the site is protected by TPO SC/00232/15 |
| <i>Tree Comments Other Constraints:</i> | 1) There are mature trees on the north and south boundaries of the main body of the site that are of importance as screens to existing development at Lawley Close to the south and current application in the grounds of Spring Bank Farm (18/01258/OUT). With mature hedgerows around parts of the site that merit retention. 2) The areas identified for open space on plan HPT10950-003 will have significant limitations for structure landscape compensation and tree planting due to being exactly the areas identified as flood zone 3 on the flood map for planning (https://flood-map-for-planning.service.gov.uk/confirm-location?eastings=345961&northings=294386&placeOrPostcode=SY6%206HB) 3) The site is in the AONB and highly visible from the surrounding countryside and from the A49 and railway. Due to the flooding potential of the site it is predictable that like the Lawley Close development any future developer would raise the base level of the site by several metres making it more prominent in the landscape. The screening at Lawley Close is not effective and it would be poor planning to perpetuate the massing effect of development here without introducing sustainable integrated screen planning. 4) The eastern boundary abuts the railway which limits the use of some of the best wet ground trees (Willow Species) for screen planting due to safety issues unless careful planning and space is allocated to any landscape mitigation along this facing. |
| <i>Tree Comments Management of Constraints:</i> | Development at this site needs to follow a realistic constraints assessment in order to provide an appropriate layout and density of development to facilitate the sustainable integration of existing blue and green infrastructure and new tree planting. Landscape buffers between new development and existing on and off site trees / hedgerows. Compensatory planting for any tree removals or lengths of roadside hedgerow lost to accommodate a visibility splay. Development density and layout needs to be considered so that it sustainably incorporates and compliments existing natural environment features rather than fragmenting them and allows room for sustainable planting of large trees along the boundaries to integrate this prominent site into the landscape. |
| <i>Tree Comments Opportunities:</i> | Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing mature landscape features and through maintenance of a sustainable buffer with adjoining on and off site field trees and hedgerows. Opportunity to engage with the aspirations set out in the 25 year plan on the environment to secure a 10% net gain for biodiversity at the site. |
| <i>Public Protection Comments Significant Constraints:</i> | |
| <i>Public Protection Comments Other Constraints:</i> | Noise from the railway line and any noisy activities of the farm itself on the northern boundary. |
| <i>Public Protection Comments Management of Constraints:</i> | |
| <i>Public Protection Comments Opportunities:</i> | |
| Conclusion - Stage 2a Sustainability Appraisal: | Good |

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| Strategic Considerations: | <p>The site comprises two agricultural fields (one of which is currently allocated for employment development), the site adjoins the existing built form of the settlement to its south and the school and associated playing fields to its west. Site boundaries are relatively well defined. The site occupies a location on the valley floor.</p> <p>The site has medium visual and landscape sensitivity to residential development.</p> <p>A substantial portion of the site is located within Flood Zones 2 and 3 (along the sites eastern boundary and its south western boundary moving into the centre of the site).</p> <p>Elements of the site are also in the 1 in 30, 1 in 100 and 1 in 1,000 surface water risk zones (generally these elements of the site are also in flood zones 2 and 3).</p> <p>The access road to the site is located within a source protection zone (1, 2 and 3).</p> <p>Access is proposed off Shrewsbury road via an existing track. Localised widening and upgrade of the existing track and access would be required. Based on the current red line boundary, there does not appear sufficient width within the boundary of the site to provide the required improvements to the access to accommodate the proposed scale of development. Sufficient width would need to be provided to accommodate both vehicular and pedestrian and cycle movements.</p> <p>An alternative access via Lawley Close/Ley Gardens could potentially be more acceptable. However, we would suggest that around 50 dwellings off a single point of access off Ley Gardens would probably not be supported by the Highway Authority in the first instance but we would need to undertake further assessment. It is understood that an alternative access to the south is subject to a ransom strip.</p> <p>Known GCN site adjacent and possibly in pond on this site. Potentially too small to provide sufficient terrestrial land as GCN mitigation (although District licencing could be applied for).</p> <p>Potentially supports priority habitat (particularly in north-east and south-west).</p> <p>Lies within a corridor of the Environmental Network.</p> <p>A Heritage Assessment will be needed to determine the impact on the settings of Caer Caradoc and Novers Hill scheduled monuments and Church Stretton Conservation Area as well as any archaeological interest.</p> <p>The mature beech tree on the bend in the access road is subject to TPO protection, as is the band of trees on the sites south-western boundary. There are also mature trees on the north and south boundaries of the main body of the site that are of importance as screens to existing development.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land, although it is noted that the site also contains Grade 4 agricultural land.</p> <p>Noise from the railway line.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>Provision of appropriate screening planting.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p> |
| Potential for Windfall? | No |
| Potential for Allocation? | No |
| Recommendation | Remain as countryside |
| Reasoning | <p>A significant proportion of the site is located in flood zones 2 and/or 3.</p> <p>The access road to the site is located within a source protection zone (1, 2 and 3).</p> <p>Access is proposed off Shrewsbury road via an existing track. Localised widening and upgrade of the existing track and access would be required. Based on the current red line boundary, there does not appear sufficient width within the boundary of the site to provide the required improvements to the access to accommodate the proposed scale of development. Sufficient width would need to be provided to accommodate both vehicular and pedestrian and cycle movements.</p> <p>An alternative access via Lawley Close/Ley Gardens could potentially be more acceptable. However, we would suggest that around 50 dwellings off a single point of access off Ley Gardens would probably not be supported by the Highway Authority in the first instance but we would need to undertake further assessment. It is understood that an alternative access to the south is subject to a ransom strip.</p> <p>Known GCN site adjacent and possibly in pond on this site. Potentially too small to provide sufficient terrestrial land as GCN mitigation (although District licencing could be applied for).</p> <p>A Heritage Assessment will be needed to determine the impact on the settings of Caer Caradoc and Novers Hill scheduled monuments and Church Stretton Conservation Area as well as any archaeological interest.</p> <p>It is considered that the residential guideline for Church Stretton can be achieved through a combination of windfall sites within the development boundary, including on Brownfield land, and through the likely delivery of exception and cross-subsidy affordable housing sites. Given these sources of supply are sufficient to achieve the settlements residential guideline and as such it is considered that there is insufficient justification to warrant the allocation of major housing development in Church Stretton, given its location within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and the need, documented within the NPPF, to demonstrate that exceptional circumstances exist for such major development within the AONB.</p> |
| If proposed for Allocation, Potential Capacity: | N/A |
| If proposed for Allocation Design Requirements: | N/A |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST020 |
| Coal Authority Reference Area? | No |
| Mineral Safeguarding Area? | No |
| Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality: | No |
| 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: | 1% |
| Percentage of the site in the 100 year surface flood risk zone: | 1% |
| Percentage of the site in the 1,000 year surface flood risk zone: | 1% |
| Percentage of the site identified on the EA Historic Flood Map: | 0% |
| Percentage of the site within 20m of an historic flood event: | 0% |
| Percentage of the site within 20m of a detailed river network: | 7% |
| All or part of the site within a Source Protection Zone: | No |
| Landscape Considerations: (from the LVSS) | Medium-High |
| Visual Impact Considerations: (from the LVSS) | High |
| Highway Comments - Direct Access to Highway Network? | Y |
| Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How? | |
| Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point? | Y |
| Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So? | Assumes site junction will include pedestrian crossing provision to the footway on the southside of Sandford Avenue. Review of extent of existing speed limit will need to be included. Access to be shared with CST027. |
| 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): | 16 |
| Ecology Comments Significant Constraints: | Within 10km of Stiperstones SAC. HRA may be required for in-combination recreational impacts for residential use and for any employment use that generates airborne pollution. Ancient Woodland immediately adjacent to site boundary. Damage to AW must be avoided, see NPPF 118. Revised consultation draft of NPPF states development which damages AW should not be considered 'sustainable'. NE standing advice advises a minimum buffer to AW. The site lies completely in the Environmental Network. Ideally no, or only reduced numbers of housing possible as protection of AW will require reduction in land area and protection and key restoration of Environmental Network unlikely to be possible in open space provision. Suggest seek landscape advice. |
| Ecology Comments Other Constraints: | EclA required. Surveys for GCN (ponds within 50m), Dormice (known records nearby), Badgers, Bats, nesting birds, vascular plants, reptiles. Ancient Woodland should be assessed for impacts of residential development. |

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| <i>Ecology Comments Management of Constraints:</i> | See LPR HRA for mitigation methods if recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain natural vegetation to southwest of site. Link via planting to buffer strip - minimum 20m to edge of Ancient Woodland but actual width above this would depend on actual impacts likely from development. Provide wooded buffer strip to eastern boundary to increase connectivity. Very reduced housing numbers if housing permitted at all. |
| <i>Ecology Comments Opportunities:</i> | Enhance and restore Env. Network to north and south in accordance with CS17 Environmental Networks and MD12. Opportunity with significant tree planting to improve break in connectivity between Helmeth Hill and Hazler Hill. |
| <i>Heritage Comments Significant Constraints:</i> | |
| <i>Heritage Comments Other Constraints:</i> | Site is partially within and immediately adjacent to the boundary of the Church Stretton Conservation Area. Lidar data held by HER suggests that there are archaeological earthworks (possible slight lynchet banks) and is of some size, so has some archaeological interest. |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (impact on CA + archaeological desk based assessment and ?evaluation). High quality design necessary to minimise any impacts on the setting of the CA. |
| <i>Heritage Comments Opportunities:</i> | |
| <i>Tree Comments Significant Constraints:</i> | N/A |
| <i>Tree Comments Other Constraints:</i> | Helmeth Hill Wood abuts this site to the north this is an ancient woodland site with open access to the public. The site is bounded by mature hedgerows on three sides with mature trees along the southern boundary which will have proximity and shade implications. |
| <i>Tree Comments Management of Constraints:</i> | Site layout needs to take full consideration of the Natural England Forestry Commission Standing advice of development near Ancient Woodland and Veteran Trees Landscape buffers between boundaries and due to the prominence of the location in the Landscape and AONB the site density needs to be appropriate to accommodate significant planting for long-term effect and integration, in particular this would include a sustainable buffer between the ASNW and mature trees and woodland on the boundaries. |
| <i>Tree Comments Opportunities:</i> | Use 20% canopy cover policy to create buffer between the site and the ASNW. Address MD 2 & MD12 through good site layout that incorporates appropriate space for and integrate the development into the broader landscape through regeneration of the existing hedgerows and improving the ASNW through buffer planting . |
| <i>Public Protection Comments Significant Constraints:</i> | |
| <i>Public Protection Comments Other Constraints:</i> | Road to south may need noise to be considered. |
| <i>Public Protection Comments Management of Constraints:</i> | Glazing, ventilation etc. |
| <i>Public Protection Comments Opportunities:</i> | |
| Conclusion - Stage 2a Sustainability Appraisal: | Poor |

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| Strategic Considerations: | <p>The site southern boundary adjoins the development boundary and built form of the settlement. The site has high visual and medium-high landscape sensitivity to residential development. HRA may be needed for in-combination impacts for residential use. The site is entirely within an Environmental Network where development which would create barriers or sever links between dependant sites is contrary to policy CS17 (or its equivalent policy within the Local Plan Review). The adjacent woodland on Helmeth Hill is Ancient Woodland, a Local Wildlife Site and is subject to a Tree Preservation Order. These environmental factors are likely to reduce the numbers of houses possible. The site is partly within the Church Stretton Conservation Area including at the point of access, so a Heritage Assessment will be needed to determine the impact on this designated feature. Traffic noise from Sandford Avenue may need to be considered. The Sustainability Appraisal is poor for this site.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>Modelling of the adjacent watercourse may be needed to determine flood risk to the site. Vehicular access to the site needs to include a pedestrian crossing to the footway on the south side of Sandford Avenue and the existing speed limit may need to be reviewed. The number of houses should be reduced to allow for the creation of a buffer to the adjacent Ancient Woodland, Wildlife Site and Tree Preservation Order. If ecological surveys show presence of protected species, mitigation measures will be needed. Noise mitigation measures including glazing, ventilation, layout and orientation of buildings and boundary treatment may be needed.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Reduce area available for development to allow for the creation of a buffer zone to Helmeth Hill woodland. Enhance and restore Environmental Network through landscaping of development and adjacent planting. Retain existing trees to southern boundary.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p> |
| Potential for Windfall? | <p>No</p> |
| Potential for Allocation? | <p>No</p> |
| Recommendation | <p>Remain as countryside</p> |
| Reasoning | <p>The adjacent woodland on Helmeth Hill is Ancient Woodland, a Local Wildlife Site and is subject to a Tree Preservation Order. The site has high visual sensitivity to residential development (although it is acknowledged that the Design Guidance in the Landscape and Visual Sensitivity Study show that it is within the least sensitive part of the relevant sensitivity parcel (10CST-D), it remains part of a parcel with high visual sensitivity to residential development).</p> <p>It is considered that the residential guideline for Church Stretton can be achieved through a combination of windfall sites within the development boundary, including on Brownfield land, and through the likely delivery of exception and cross-subsidy affordable housing sites. Given these sources of supply are sufficient to achieve the settlements residential guideline and as such it is considered that there is insufficient justification to warrant the allocation of major housing development in Church Stretton, given its location within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and the need, documented within the NPPF, to demonstrate that exceptional circumstances exist for such major development within the AONB.</p> |
| If proposed for Allocation, Potential Capacity: | <p>N/A</p> |
| If proposed for Allocation Design Requirements: | <p>N/A</p> |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST020VAR |
| Coal Authority Reference Area? | No |
| Mineral Safeguarding Area? | Yes |
| Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality: | No |
| 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: | 1% |
| Percentage of the site in the 100 year surface flood risk zone: | 1% |
| Percentage of the site in the 1,000 year surface flood risk zone: | 3% |
| Percentage of the site identified on the EA Historic Flood Map: | 0% |
| Percentage of the site within 20m of an historic flood event: | 0% |
| Percentage of the site within 20m of a detailed river network: | 18% |
| All or part of the site within a Source Protection Zone: | No |
| Landscape Considerations: (from the LVSS) | Medium-High |
| Visual Impact Considerations: (from the LVSS) | High |
| Highway Comments - Direct Access to Highway Network? | Y |
| Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How? | |
| 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. B4371 alignment is poor at the site frontage so junction works are likely to be significant but affordable with 63 homes. Extension of existing 30mph speed limit required. |
| 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): | 16 |
| Ecology Comments Significant Constraints: | HRA will be required for recreational impacts in-combination on Stiperstones SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. Ancient Woodland and LWS ~50m from the north-eastern boundary. Damage to AW must be avoided (see NPPF 118). Revised consultation draft of NPPF states development which damages AW should not be considered 'sustainable'. Protection of the Env. Network and AW will reduce the no. of houses possible. |
| Ecology Comments Other Constraints: | The western and southern boundaries (hedgerows and watercourse) form an Env. Network corridor. Requires botanical survey, EclA and surveys for GCN (ponds within 500m), dormice (known records nearby), badgers, bats, reptiles, water voles, otters, white-clawed crayfish and nesting birds. Ancient Woodland should be assessed for impacts of residential development. Hedgerows and watercourse will need to be buffered. |

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| <i>Ecology Comments Management of Constraints:</i> | Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. |
| <i>Ecology Comments Opportunities:</i> | |
| <i>Heritage Comments Significant Constraints:</i> | |
| <i>Heritage Comments Other Constraints:</i> | Site is partially within and immediately adjacent to the boundary of the Church Stretton Conservation Area. Lidar data held by HER suggests that there are archaeological earthworks (possible slight lynchet banks) and is of some size, so has some archaeological interest. |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (impact on CA + archaeological desk based assessment and ?evaluation). High quality design necessary to minimise any impacts on the setting of the CA. |
| <i>Heritage Comments Opportunities:</i> | |
| <i>Tree Comments Significant Constraints:</i> | |
| <i>Tree Comments Other Constraints:</i> | Mature important hedgerows form some of the site boundaries with significant mature individual and groups of trees along the south-west boundaries and east. The site is within 60m of an ancient woodland site (Helmeth Wood). Access to the highway is likely to require a large visibility splay and loss of the existing roadside trees and hedgerows. The mature trees offer an important screen to the site but have potential to have an overbearing influence across a significant area of the site . These features are integral to the areas habitat corridors and stepping stones and merit consideration in accordance with the sustainable principles established in CS6 & 17 and MD 2 & 12. |
| <i>Tree Comments Management of Constraints:</i> | Minimum of 50m buffer planting between the development site and the ASNW site. Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Landscape buffers between boundary hedges and existing mature trees which should be incorporated into open space rather than gardens. Where sections of hedge are lost for access this should be compensated for by the establishment of new native hedgerows along the boundary of the visibility splay. The site is very prominent in the landscape and requires significant sustainable long-term landscape mitigation both within the site and along the boundaries to incorporate the site into the landscape. Development density and layout needs to be considered so that it sustainably incorporates existing natural environment features rather than compromising them. |
| <i>Tree Comments Opportunities:</i> | Use 20% canopy cover policy to create buffer between the site and the ASNW. Address MD 2 & MD12 through good site layout that incorporates appropriate space for and integrate the development into the broader landscape through regeneration of the existing hedgerows and improving the ASNW through buffer planting sand including belts of landscape cale trees oak etc within the development to break it up from the distance. |
| <i>Public Protection Comments Significant Constraints:</i> | Proximity of farm may be prohibitive. |
| <i>Public Protection Comments Other Constraints:</i> | Road to south may need noise to be considered. |
| <i>Public Protection Comments Management of Constraints:</i> | Glazing, ventilation etc. |
| <i>Public Protection Comments Opportunities:</i> | |
| Conclusion - Stage 2a Sustainability Appraisal: | Poor |

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| Strategic Considerations: | <p>The site southern boundary adjoins the development boundary and built form of the settlement. The site has high visual and medium-high landscape sensitivity to residential development. In order to achieve an appropriate access significant junction works are likely to be required an extension of existing 30mph speed limit would also likely be required. HRA may be needed for in-combination impacts for residential use. The site is entirely within an Environmental Network where development which would create barriers or sever links between dependant sites is contrary to policy CS17 (or its equivalent policy within the Local Plan Review). The adjacent woodland on Helmeth Hill is Ancient Woodland, a Local Wildlife Site and is subject to a Tree Preservation Order. These environmental factors are likely to reduce the numbers of houses possible. The site is partly within the Church Stretton Conservation Area including at one potential point of access, so a Heritage Assessment will be needed to determine the impact on this designated feature. Traffic noise from Sandford Avenue may need to be considered. The site is also in proximity to Garestone Farm. The Sustainability Appraisal is poor for this site.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>Modelling of the adjacent watercourse may be needed to determine flood risk to the site. Vehicular access to the site needs to include a pedestrian crossing to the footway on the south side of Sandford Avenue and the existing speed limit may need to be reviewed. The number of houses should be reduced to allow for the creation of a buffer to the adjacent Ancient Woodland, Wildlife Site and Tree Preservation Order. If ecological surveys show presence of protected species, mitigation measures will be needed. Noise mitigation measures including glazing, ventilation, layout and orientation of buildings and boundary treatment may be needed.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Reduce area available for development to allow for the creation of a buffer zone to Helmeth Hill woodland. Enhance and restore Environmental Network through landscaping of development and adjacent planting. Retain existing trees to southern boundary.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p> |
| Potential for Windfall? | <p>No</p> |
| Potential for Allocation? | <p>No</p> |
| Recommendation | <p>Remain as countryside</p> |
| Reasoning | <p>The nearby woodland on Helmeth Hill is Ancient Woodland, a Local Wildlife Site and is subject to a Tree Preservation Order. The site has high visual sensitivity to residential development (although it is acknowledged that the Design Guidance in the Landscape and Visual Sensitivity Study show that it is within the least sensitive part of the relevant sensitivity parcel (10CST-D), it remains part of a parcel with high visual sensitivity to residential development).</p> <p>It is considered that the residential guideline for Church Stretton can be achieved through a combination of windfall sites within the development boundary, including on Brownfield land, and through the likely delivery of exception and cross-subsidy affordable housing sites. Given these sources of supply are sufficient to achieve the settlements residential guideline and as such it is considered that there is insufficient justification to warrant the allocation of major housing development in Church Stretton, given its location within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and the need, documented within the NPPF, to demonstrate that exceptional circumstances exist for such major development within the AONB.</p> |
| If proposed for Allocation, Potential Capacity: | <p>N/A</p> |
| If proposed for Allocation Design Requirements: | <p>N/A</p> |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST021 |
| Coal Authority Reference Area? | No |
| Mineral Safeguarding Area? | No |
| Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality: | No |
| 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: | 3% |
| Percentage of the site in the 100 year surface flood risk zone: | 5% |
| Percentage of the site in the 1,000 year surface flood risk zone: | 11% |
| 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 |
| Landscape Considerations: (from the LVSS) | Medium-High |
| Visual Impact Considerations: (from the LVSS) | Medium-High |
| Highway Comments - Direct Access to Highway Network? | Y |
| Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How? | Onto Chelmick Dr |
| Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point? | Y |
| Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So? | |
| Highway Comments - Could the Development Occur Without Off-Site Works? | Y |
| Highway Comments - Are Envisaged Off-Site Works Achievable? | |
| Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service): | 13 |
| Ecology Comments Significant Constraints: | Within 10km of Stiperstones SAC. HRA may be required for in-combination recreational impacts for residential use and for any employment use that generates airborne pollution. No other unmanageable issues, but suggest seek landscape advice. |
| Ecology Comments Other Constraints: | EclA required. Surveys for GCN (if ponds found within 500m), Dormice (known records nearby), Badgers, Bats, nesting birds, vascular plants, reptiles. Aerial photos show marshy vegetation in the lowest part of the site adjacent to the tree line to the eastern boundary and the quality of the grassland is unclear.. This may be priority habitat (rush pasture) and a detailed botanical survey of the site will be required. |

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| <i>Ecology Comments Management of Constraints:</i> | See LPR HRA for mitigation methods if recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Priority habitat should be retained/enhanced, possibly as part of the open space of any development. Damper grassland and channels should be retained along the eastern boundary including a corridor to the south east, linking to the Environmental Network. The 'General Conclusion' could change for this site depending on the results of survey work. More than the minimum 30m per bedroom (SAMDev Policy MD2) may be required to retain important features. |
| <i>Ecology Comments Opportunities:</i> | Link open space to surrounding green corridors to enhance Env. Network in accordance with CS17 Environmental Networks and MD12. Provide access to green space from surrounding existing housing. Avoid spreading topsoil on open space, leave current soils in situ and promote natural habitat, particularly species-rich grassland. |
| <i>Heritage Comments Significant Constraints:</i> | |
| <i>Heritage Comments Other Constraints:</i> | Site located on boundary, and within the setting of, the Conservation Area. Lidar data held by HER suggests that there are archaeological earthworks (former field boundaries on the site), so has some archaeological interest. |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (archaeological DBA, [?field evaluation] and setting assessment). High quality design necessary to minimise any impacts on the setting of the CA. |
| <i>Heritage Comments Opportunities:</i> | A large site which would benefit from master planning to ensure good quality design built in from outset. |
| <i>Tree Comments Significant Constraints:</i> | |
| <i>Tree Comments Other Constraints:</i> | Mature trees / woodland belt along the north and east boundary forms an important feature in the landscape and habitat corridor but other wise the site is free of arboricultural constraints. |
| <i>Tree Comments Management of Constraints:</i> | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Design the site layout to provide a wide buffer with the woodland to the north and east. |
| <i>Tree Comments Opportunities:</i> | Use 20% canopy cover policy to plant to create central arterial roads wide enough to incorporate street tree planting that will provide a sustainable long-term amenity. Ensure that the woodland along northern boundary is given a wide enough buffer preferably with buffer planting to protect restore and enhance this natural environment asset. |
| <i>Public Protection Comments Significant Constraints:</i> | |
| <i>Public Protection Comments Other Constraints:</i> | |
| <i>Public Protection Comments Management of Constraints:</i> | |
| <i>Public Protection Comments Opportunities:</i> | |
| Conclusion - Stage 2a Sustainability Appraisal: | Fair |

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| Strategic Considerations: | <p>The site comprises a pocket of undeveloped land with residential properties and the development boundary on three sides only the southern edge of the site is adjacent to land in agricultural use. Access would be via Chelmick Drive and involve the demolition of a bungalow within the extent of the site and in the site promoter's ownership. It is understood that there is concern locally about the capacity/constraints to the access to the site and in particular in the vicinity of the Clive Avenue, Snatchfields Lane and Watling Street South junction. This area and parts of the A49 are also located in flood zones 2 and 3. There is a risk of surface water flooding from the watercourse through the site, although this is limited to the line of the stream. The site has medium-high visual and landscape sensitivity to residential development. HRA may be needed for in-combination impacts for residential use. A detailed botanical survey to determine whether rush pasture priority habitat is present will be needed. If so, then policy MD12 (or its equivalent policy within the Local Plan Review) which prevents significant adverse effect on such habitats will apply. A Heritage Assessment will be needed to determine the impact on the setting of the adjacent Conservation Area. The Jack Mytton Way runs through the south-western edge of the site. The Sustainability Appraisal is fair for this site.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>Modelling of the watercourse through the site will be needed to determine the risk of surface water flooding. If ecological surveys show presence of protected species, mitigation measures will be needed. If priority habitat is identified on site and either development is likely to have no significant adverse effects, or such effects cannot be avoided and the social and economic benefits outweigh the harm, then mitigation and/or compensation measures will be required. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Potential to link to Environmental Network to south-east. Site would benefit from master-planning to ensure good quality design which minimises any impacts on the setting of the Conservation Area. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Potential for Windfall? | <p>No</p> |
| Potential for Allocation? | <p>No</p> |
| Recommendation | <p>Remain as countryside</p> |
| Reasoning | <p>It is considered that the residential guideline for Church Stretton can be achieved through a combination of windfall sites within the development boundary, including on Brownfield land, and through the likely delivery of exception and cross-subsidy affordable housing sites. Given these sources of supply are sufficient to achieve the settlements residential guideline and as such it is considered that there is insufficient justification to warrant the allocation of major housing development in Church Stretton, given its location within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and the need, documented within the NPPF, to demonstrate that exceptional circumstances exist for such major development within the AONB.</p> |
| If proposed for Allocation, Potential Capacity: | <p>N/A</p> |
| If proposed for Allocation Design Requirements: | <p>N/A</p> |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST027 |
| Coal Authority Reference Area? | No |
| Mineral Safeguarding Area? | No |
| Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality: | No |
| 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: | 3% |
| Percentage of the site in the 1,000 year surface flood risk zone: | 5% |
| Percentage of the site identified on the EA Historic Flood Map: | 0% |
| Percentage of the site within 20m of an historic flood event: | 0% |
| Percentage of the site within 20m of a detailed river network: | 65% |
| All or part of the site within a Source Protection Zone: | No |
| Landscape Considerations: (from the LVSS) | Medium-High |
| Visual Impact Considerations: (from the LVSS) | High |
| Highway Comments - Direct Access to Highway Network? | Y |
| Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How? | |
| Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point? | Y |
| Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So? | Assumed site will be incorporated into CST020 with a single access rather than standalone access. |
| 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): | 16 |
| Ecology Comments Significant Constraints: | Within 10km of Stiperstones SAC. HRA may be required for in-combination recreational impacts for residential use and for any employment use that generates airborne pollution. The site lies completely in the Environmental Network (see comments for CST20). Ideally no, or only much reduced numbers of housing possible. |
| Ecology Comments Other Constraints: | EclA required. Surveys for GCN (ponds within 500m), Dormice (known records nearby), Badgers, Bats, nesting birds, vascular plants, reptiles. |

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| <i>Ecology Comments Management of Constraints:</i> | See LPR HRA for mitigation methods if recreational issues (e.g. larger open space or contributions to visitor management). Protected species 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. Reduced numbers of housing as protection of Environmental Network unlikely to be fully possible in open space provision. |
| <i>Ecology Comments Opportunities:</i> | |
| <i>Heritage Comments Significant Constraints:</i> | |
| <i>Heritage Comments Other Constraints:</i> | Site within the Church Stretton Conservation Area |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (impact on CA). High quality design necessary to minimise any impacts on the setting of the CA. |
| <i>Heritage Comments Opportunities:</i> | |
| <i>Tree Comments Significant Constraints:</i> | The site is presently scrub turning to emergent woodland it is abutted to the south by mature trees protected by a Tree Preservation Order. The trees to the south would have an overbearing influence on any development within this plot. Loss of emergent woodland along a key gateway to Church Stretton is in conflict with local policies on sustainable development. Access to the site is likely to require a large visibility splay and hence further implications for the protected trees. |
| <i>Tree Comments Other Constraints:</i> | N/A |
| <i>Tree Comments Management of Constraints:</i> | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, very low density development |
| <i>Tree Comments Opportunities:</i> | None there is no space on site for appropriate landscape mitigation as required by MD2 & MD12 |
| <i>Public Protection Comments Significant Constraints:</i> | |
| <i>Public Protection Comments Other Constraints:</i> | Road to south may need noise to be considered. |
| <i>Public Protection Comments Management of Constraints:</i> | Glazing, ventilation etc. |
| <i>Public Protection Comments Opportunities:</i> | |
| Conclusion - Stage 2a Sustainability Appraisal: | Poor |

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| Strategic Considerations: | <p>Site adjoins the development boundary on its southern edge but is separated from the built form of t is separated from the built form of Church Stretton to the west by another site (CST020). This means that development of this site (CST027), on its own would appear poorly related to the town. The site has high visual and medium-high landscape sensitivity to residential development. The highways assessment assumes a shared access with CST020; if this is not possible, vehicular access provision will need to be reviewed. HRA may be needed for in-combination impacts for residential use. The site is entirely within an Environmental Network, where development which would create barriers or sever links between dependant sites, it would be contrary to policy CS17 (or its equivalent policy within the Local Plan Review). This may preclude or reduce the numbers of houses possible. The site is in a Conservation Area so a Heritage Assessment will be needed to determine the impact on this designated heritage asset. The trees to the south are subject to a Tree Preservation Order and comments from the Tree Team indicate that it would not be possible to mitigate the adverse effects of development on them. The Sustainability Appraisal is poor for this site.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>Modelling of the adjacent watercourse may be needed to determine flood risk to the site. If ecological surveys show presence of protected species, mitigation measures will be needed. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Potential for Windfall? | <p>No</p> |
| Potential for Allocation? | <p>No</p> |
| Recommendation | <p>Remain as countryside</p> |
| Reasoning | <p>Development of this site on its own would appear isolated and it is not possible to develop this site without damaging trees subject to a Tree Preservation Order. It is considered that the residential guideline for Church Stretton can be achieved through a combination of windfall sites within the development boundary, including on Brownfield land, and through the likely delivery of exception and cross-subsidy affordable housing sites. Given these sources of supply are sufficient to achieve the settlements residential guideline and as such it is considered that there is insufficient justification to warrant the allocation of major housing development in Church Stretton, given its location within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and the need, documented within the NPPF, to demonstrate that exceptional circumstances exist for such major development within the AONB.</p> |
| If proposed for Allocation, Potential Capacity: | <p>N/A</p> |
| If proposed for Allocation Design Requirements: | <p>N/A</p> |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST028 |
| 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: | 1% |
| Percentage of the site in the 1,000 year surface flood risk zone: | 4% |
| Percentage of the site identified on the EA Historic Flood Map: | 0% |
| Percentage of the site within 20m of an historic flood event: | 0% |
| Percentage of the site within 20m of a detailed river network: | 20% |
| All or part of the site within a Source Protection Zone: | No |
| Landscape Considerations: (from the LVSS) | Medium-High and Medium |
| Visual Impact Considerations: (from the LVSS) | High and Medium-High |
| Highway Comments - Direct Access to Highway Network? | Y |
| Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How? | Cwm's Lane |
| Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point? | N |
| Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So? | Y. If the development can secure estate road standard improvements to Cwms Lane along frontage and to the north of the site and then along the private track leading to the A49 opposite Windridge. OR If the development can secure access through CST032/033/034 to the A49 via an improved Watling Street North and junction onto the A49. |
| Highway Comments - Could the Development Occur Without Off-Site Works? | Y |
| Highway Comments - Are Envisaged Off-Site Works Achievable? | Assumes development vehicular traffic is prevented from travelling south along Cwm's Lane / Watling Street North as this route to the B4371 is unsuitable and can not be improved. Pedestrian / cycle access to the south should be maintained. |
| Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service): | 12 |
| Ecology Comments Significant Constraints: | Within 10km of Stiperstones SAC. HRA may be required for in-combination recreational impacts for residential use and for any employment use that generates airborne pollution. Otherwise none, but suggest seek landscape advice. |
| Ecology Comments Other Constraints: | EclA required. Surveys for GCN (in ponds adjacent), Dormice (known records nearby), Badgers (known), Bats, nesting birds, vascular plants, reptiles, Otters, Water Voles and White-clawed Crayfish. Hedges, tree lines and water courses provide valuable ecological networks. |

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| <i>Ecology Comments Management of Constraints:</i> | See LPR HRA for mitigation methods if recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Open space should be adjacent to boundary corridors e.g. mature tree line and hedge to north of site. |
| <i>Ecology Comments Opportunities:</i> | Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Provide a minimum of 10m buffer to the water course from the access track at the north of the site. |
| <i>Heritage Comments Significant Constraints:</i> | |
| <i>Heritage Comments Other Constraints:</i> | Possible effects on setting of Church Stretton Conservation Area and Caer Caradoc scheduled monument. Site may form part of the reputed 'Battlefield' (HER PRN 01905), so may have archaeological interest |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (archaeological DBA + setting assessment). NB broad HA prepared for land S of New House Farm in 2015. High quality design could help to minimise any impacts on the setting of the CA. |
| <i>Heritage Comments Opportunities:</i> | A large site which would benefit from master planning to ensure good quality design built in from outset. |
| <i>Tree Comments Significant Constraints:</i> | |
| <i>Tree Comments Other Constraints:</i> | Field boundary trees (Including TPO'd trees) and hedges around and across site with a number of significant mature trees on the site. Large blocks of mature trees abut the south and north boundaries and the grounds of Eastwood TPO woodland to the north links with a historic ancient lane and Cwms Lane habitat corridor. |
| <i>Tree Comments Management of Constraints:</i> | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Landscape buffers between boundaries and due to the prominence of the location in the Landscape and AONB the site density needs to be appropriate to accommodate significant planting for long-term effect. the use of long front gardens along key artery routes will give an opportunity for the establishment of avenue trees (Lime etc.) that will incorporate the site into the landscape in tune with the older parts of Church Stretton. a wide |
| <i>Tree Comments Opportunities:</i> | Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through creation of avenues and maintenance of a 15m buffer with adjoining woodland and on site field trees and hedgerows. |
| <i>Public Protection Comments Significant Constraints:</i> | |
| <i>Public Protection Comments Other Constraints:</i> | |
| <i>Public Protection Comments Management of Constraints:</i> | |
| <i>Public Protection Comments Opportunities:</i> | |
| Conclusion - Stage 2a Sustainability Appraisal: | Fair |

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| Strategic Considerations: | <p>The site is adjacent to the development boundary along its southern edge. All of the site except the Cwms Lane section has high visual and medium-high landscape sensitivity to residential development (the Cwms Lane part has medium-high visual and medium landscape sensitivity). The LVSS Design Guidance shows that the site lies within the most visually sensitive part of parcel 10CST-D. HRA may be needed for in-combination impacts for residential use. The watercourses on the boundaries of the site are in the Environmental Network where development which would create barriers or sever links between dependant sites is contrary to policy CS17 (or its equivalent policy within the Local Plan Review). A Heritage Assessment will be needed to determine the impact on the setting of the adjacent Conservation Area and Caer Caradoc Scheduled Monument as well as any archaeological interest for the reputed 'Battlefield' (HER PRN 01905). The Sustainability Appraisal is fair for this site. The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>Modelling of the adjacent watercourse may be needed to determine flood risk to the site. If ecological surveys show presence of protected species, mitigation measures will be needed. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Development of the lower lying part of this site in combination with the southern part of CST033 and all of CST034 offers an opportunity to resolve long standing access issues along Cwms Lane. This would provide wider community benefits. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Potential for Windfall? | <p>No</p> |
| Potential for Allocation? | <p>No</p> |
| Recommendation | <p>Remain as countryside</p> |
| Reasoning | <p>The site lies in the most visually sensitive part of an area with a high visual sensitivity to development (sensitivity parcel 10CST-D). It is considered that the residential guideline for Church Stretton can be achieved through a combination of windfall sites within the development boundary, including on Brownfield land, and through the likely delivery of exception and cross-subsidy affordable housing sites. Given these sources of supply are sufficient to achieve the settlements residential guideline and as such it is considered that there is insufficient justification to warrant the allocation of major housing development in Church Stretton, given its location within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and the need, documented within the NPPF, to demonstrate that exceptional circumstances exist for such major development within the AONB.</p> |
| If proposed for Allocation, Potential Capacity: | <p>N/A</p> |
| If proposed for Allocation Design Requirements: | <p>N/A</p> |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST029 |
| Coal Authority Reference Area? | No |
| Mineral Safeguarding Area? | No |
| Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality: | No |
| 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 |
| Landscape Considerations: (from the LVSS) | Medium-High |
| Visual Impact Considerations: (from the LVSS) | Medium-High |
| Highway Comments - Direct Access to Highway Network? | Y |
| 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? | N |
| Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So? | Y. Need to demonstrate suitability of southern end of Clive Av to take further traffic |
| 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): | 12 |
| Ecology Comments Significant Constraints: | HRA may be required for recreational impacts for residential use. Ancient Woodland (AW) is lies adjacent to the site boundary. Damage to AW must be avoided, see NPPF 118. Revised consultation draft of NPPF states development which damages AW should not be considered 'sustainable'. Under national standing advice a buffer must be maintained between the AW and any development (minimum 20m). Required mitigation likely to reduce the number of dwellings possible on this small site. |
| Ecology Comments Other Constraints: | EclA required. Surveys for GCN (in ponds adjacent), Dormice (known records nearby), Badgers (known), Bats, nesting birds, vascular plants, reptiles. EclA should also detail predicted impacts of the development on the AW and any mitigation measures needed. Site lies adjacent to the Environmental Network. |

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| <i>Ecology Comments Management of Constraints:</i> | See LPR HRA for mitigation methods if recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Reduced numbers of housing as protection of Environmental Network unlikely to be fully possible in open space provision. |
| <i>Ecology Comments Opportunities:</i> | Link open space to surrounding green corridors to enhance Env. Network. 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> | Access to site falls within the Church Stretton Conservation Area. Remainder of site located on boundary, and within the setting of, the Conservation Area. |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (setting assessment). High quality design necessary to minimise any impacts on the setting of the CA. |
| <i>Heritage Comments Opportunities:</i> | |
| <i>Tree Comments Significant Constraints:</i> | |
| <i>Tree Comments Other Constraints:</i> | Mature trees on the site boundaries to the NE & East with an Ancient Semi-Natural Woodland protected by a TPO to the south . The mature trees & woodland will have an overbearing influence on properties built too close to them leading to pressure for removals or lopping. |
| <i>Tree Comments Management of Constraints:</i> | Site layout needs to take full consideration of the Natural England Forestry Commission Standing advice of development near Ancient Woodland and Veteran Trees Landscape buffers between boundaries and due to the prominence of the location in the Landscape and AONB the site density needs to be appropriate to accommodate a significant sustainable buffer between the ASNW and mature trees and woodland on the boundaries. Planting for long-term effect and integration. |
| <i>Tree Comments Opportunities:</i> | Use 20% canopy cover policy to create buffer between the site and the ASNW. Address MD 2 & MD12 through good site layout that incorporates appropriate space for and integrate the development into the broader landscape through regeneration of the existing hedgerows and improving the ASNW through buffer planting . |
| <i>Public Protection Comments Significant Constraints:</i> | |
| <i>Public Protection Comments Other Constraints:</i> | |
| <i>Public Protection Comments Management of Constraints:</i> | |
| <i>Public Protection Comments Opportunities:</i> | |
| Conclusion - Stage 2a Sustainability Appraisal: | Poor |

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| Strategic Considerations: | <p>Site is adjacent to the development boundary along its northern edge. It slopes steeply down north to south and has medium-high visual and landscape sensitivity to residential development. The capacity of Clive Avenue to take further traffic will need to be demonstrated before development could proceed. HRA may be needed for in-combination impacts for residential use. Protection of the nearby Ancient Woodland, Environmental Network, Wildlife Site and trees subject to TPOs is likely to reduce the numbers of houses possible. A Heritage Assessment will be needed to determine the impact on the setting of the adjacent Conservation Area. The Sustainability Appraisal is poor for this site.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>Landscape buffer to Ancient Woodland and Local Wildlife Site. If ecological surveys show presence of protected species, mitigation measures will be needed. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Enhance and restore Environmental Network. Protected species enhancement measures. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Potential for Windfall? | <p>No</p> |
| Potential for Allocation? | <p>No</p> |
| Recommendation | <p>Remain as countryside</p> |
| Reasoning | <p>The site slopes steeply and there are concerns over access via Clive Avenue. It is considered that the residential guideline for Church Stretton can be achieved through a combination of windfall sites within the development boundary, including on Brownfield land, and through the likely delivery of exception and cross-subsidy affordable housing sites. Given these sources of supply are sufficient to achieve the settlements residential guideline and as such it is considered that there is insufficient justification to warrant the allocation of major housing development in Church Stretton, given its location within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and the need, documented within the NPPF, to demonstrate that exceptional circumstances exist for such major development within the AONB.</p> |
| If proposed for Allocation, Potential Capacity: | <p>N/A</p> |
| If proposed for Allocation Design Requirements: | <p>N/A</p> |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST031 |
| Coal Authority Reference Area? | No |
| Mineral Safeguarding Area? | No |
| Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality: | No |
| 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: | 38% |
| All or part of the site within a Source Protection Zone: | No |
| Landscape Considerations: (from the LVSS) | Medium-High |
| Visual Impact Considerations: (from the LVSS) | Medium-High |
| Highway Comments - Direct Access to Highway Network? | Y |
| 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? | N |
| Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So? | Y. Need to demonstrate suitability of southern end of Clive Av to take further traffic or create new access onto A49 in which case extension / changes needed to speed limit would be needed. |
| 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): | 12 |
| Ecology Comments Significant Constraints: | Within 10km of Stiperstones SAC. HRA may be required for in-combination recreational impacts for residential use. Ancient Woodland, also a Local Wildlife Site, lie immediately adjacent to site boundary. Damage to AW must be avoided, see NPPF 118. Revised consultation draft of NPPF states development which damages AW should not be considered 'sustainable'. NE standing advice advises a minimum buffer to AW. Only reduced numbers of housing possible as protection of Ancient Woodland Environmental Network will not be possible in open space provision. Any key habitats or species populations found by surveys which cannot be avoided, mitigated or compensated for. |
| Ecology Comments Other Constraints: | EclA required. Surveys for: botanical phase 2 survey for semi-natural habitats, previously woodland? Bats in trees, along hedges; Dormice, Badger, Nesting birds; Reptiles. Assess importance of hedges. Ancient Woodland and LWS immediately adjacent and potentially damaged by presence of housing. Environmental Network passes through site along line of possible stream joining to CST036 |

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| <i>Ecology Comments Management of Constraints:</i> | See LPR HRA for mitigation methods if recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. AW/LWS woodland edge should have a minimum 20m buffer from dwellings, roads and gardens. Strengthen Env Network along route of stream (minimum buffer of 10m each side) or valley bottom by joining to open space provision. All above would reduce number of dwellings possible. |
| <i>Ecology Comments Opportunities:</i> | Strengthen Env Network through site to link AW/LWS to roadside hedge/woodland and LWS on far side of road and railway. |
| <i>Heritage Comments Significant Constraints:</i> | |
| <i>Heritage Comments Other Constraints:</i> | Site located on boundary, and within the setting of, the Church Stretton Conservation Area |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (setting assessment). High quality design necessary to minimise any impacts on the setting of the CA. |
| <i>Heritage Comments Opportunities:</i> | |
| <i>Tree Comments Significant Constraints:</i> | |
| <i>Tree Comments Other Constraints:</i> | Mature trees on the site boundaries to the west east and north with Ancient Semi-Natural Woodland e protected with a TPO to the south east. The mature trees will have an overbearing influence on properties built to close to them leading to pressure for removals or lopping. |
| <i>Tree Comments Management of Constraints:</i> | Site layout needs to take full consideration of the Natural England Forestry Commission Standing advice of development near Ancient Woodland and Veteran Trees Landscape buffers between boundaries and due to the prominence of the location in the Landscape and AONB the site density needs to be appropriate to accommodate a significant sustainable buffer between the ASNW and mature trees and woodland on the boundaries. Planting for long-term effect and integration. |
| <i>Tree Comments Opportunities:</i> | Use 20% canopy cover policy to create buffer between the site and the ASNW. Address MD 2 & MD12 through good site layout that incorporates appropriate space for and integrate the development into the broader landscape through regeneration of the existing hedgerows and improving the ASNW through buffer planting . |
| <i>Public Protection Comments Significant Constraints:</i> | |
| <i>Public Protection Comments Other Constraints:</i> | |
| <i>Public Protection Comments Management of Constraints:</i> | |
| <i>Public Protection Comments Opportunities:</i> | Good site. |
| Conclusion - Stage 2a Sustainability Appraisal: | Poor |

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| Strategic Considerations: | <p>The site is adjacent to the development boundary along its northern edge. It slopes steeply down towards A49 and has medium-high visual and landscape sensitivity to residential development. The capacity of Clive Avenue to take further traffic will need to be demonstrated before development could proceed. HRA may be needed for in-combination impacts for residential use. Protection of the nearby Ancient Woodland, Environmental Network, Wildlife Site and trees subject to TPOs is likely to reduce the numbers of houses possible. A Heritage Assessment will be needed to determine the impact on the setting of the adjacent Conservation Area. The Sustainability Appraisal is poor for this site.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>Modelling of the adjacent watercourse may be needed to determine flood risk to the site. Landscape buffer to Ancient Woodland and Local Wildlife Site. If ecological surveys show presence of protected species, mitigation measures will be needed. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Enhance and restore Environmental Network. Protected species enhancement measures. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Potential for Windfall? | <p>No</p> |
| Potential for Allocation? | <p>No</p> |
| Recommendation | <p>Remain as countryside</p> |
| Reasoning | <p>The site slopes steeply and there are concerns over access via Clive Avenue. It is considered that the residential guideline for Church Stretton can be achieved through a combination of windfall sites within the development boundary, including on Brownfield land, and through the likely delivery of exception and cross-subsidy affordable housing sites. Given these sources of supply are sufficient to achieve the settlements residential guideline and as such it is considered that there is insufficient justification to warrant the allocation of major housing development in Church Stretton, given its location within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and the need, documented within the NPPF, to demonstrate that exceptional circumstances exist for such major development within the AONB.</p> |
| If proposed for Allocation, Potential Capacity: | <p>N/A</p> |
| If proposed for Allocation Design Requirements: | <p>N/A</p> |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST032 |
| 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: | 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 |
| Landscape Considerations: (from the LVSS) | Medium-High and Medium |
| Visual Impact Considerations: (from the LVSS) | High and Medium-High |
| Highway Comments - Direct Access to Highway Network? | Y |
| 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? | N |
| Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So? | Whilst the proposed vehicular access would utilise an existing access on to the A49 (via Watling Street North), development would result in an intensification of use. Highways England would need to be satisfied that a satisfactory access can be provided, and the minimum visibility requirements are met. Based on the information submitted by the site promoter, it is considered unlikely that a satisfactory access could be provided at the Watling Street North junction, as the minimum visibility requirements are unlikely to be met. Therefore Highways England are unlikely to support any access off the A49 at this location. |
| Highway Comments - Could the Development Occur Without Off-Site Works? | N |
| Highway Comments - Are Envisaged Off-Site Works Achievable? | Assumes development vehicular traffic is prevented from travelling south along Watling Street North as this route to the B4371 is unsuitable and can not be improved. Pedestrian / cycle access to the south should be maintained. |
| Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service): | 12 |
| Ecology Comments Significant Constraints: | Within 10km of Stiperstones SAC. HRA may be required for in-combination recreational impacts for residential use and for any employment use that generates airborne pollution. Required mitigation likely to reduce the number of dwellings possible on this site. |
| Ecology Comments Other Constraints: | Immediately adjacent to LWS and Local Nature Reserve (LNR). EclA required. Surveys for: GCN in ponds within 500m; Bats in trees and along hedges; Badger, Nesting birds; reptiles; Assess importance of hedges. Assessment of impacts of residential development on the LWS/LNR. Environmental Network/ecological network, LWS and LNR all form the western boundary of the site. |

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| <i>Ecology Comments Management of Constraints:</i> | See LPR HRA for mitigation methods if recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Protect and enhance the LWS, LNR and ecological networks (in accordance with CS17 Environmental Networks and MD12) on site, particularly the western boundary, which would need to be buffered. Likely to require reduced number of dwellings to accommodate buffers. Open space to be adjacent to western boundary. |
| <i>Ecology Comments Opportunities:</i> | Enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Avoid topsoil on open space where possible (promote species-rich grassland). |
| <i>Heritage Comments Significant Constraints:</i> | Potential effects on setting of Caer Caradoc scheduled monument (NHLE ref. 1010723). Site adjacent to Roman Road (HER PRN 00108), so may have archaeological interest. Site also falls beyond the existing built edge of the town and development likely to be both visible and incongruous within the immediate rural surroundings |
| <i>Heritage Comments Other Constraints:</i> | |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (archaeological DBA + setting assessment). NB broad HA prepared for land S of New House Farm in 2015. |
| <i>Heritage Comments Opportunities:</i> | |
| <i>Tree Comments Significant Constraints:</i> | |
| <i>Tree Comments Other Constraints:</i> | Field boundary trees and hedges around and across site with a number of significant mature trees on the site. Large block of woodland adjoining part of the west boundary towards the A49 and borders a section of the important tree lined habitat corridor between High Leyes and Eastwood that links with a historic ancient lane and Cwms Lane . |
| <i>Tree Comments Management of Constraints:</i> | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Landscape buffers between boundaries and due to the prominence of the location in the Landscape and AONB the site density needs to be appropriate to accommodate significant planting for long-term effect. |
| <i>Tree Comments Opportunities:</i> | Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through creation of avenues and maintenance of a sustainable buffer with adjoining woodland and on site field trees and hedgerows. |
| <i>Public Protection Comments Significant Constraints:</i> | |
| <i>Public Protection Comments Other Constraints:</i> | A49 road noise |
| <i>Public Protection Comments Management of Constraints:</i> | Separation distance recommended as the best idea however additional layout, orientation, barriers/boundary treatment could be employed. |
| <i>Public Protection Comments Opportunities:</i> | |
| Conclusion - Stage 2a Sustainability Appraisal: | Fair |

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| Strategic Considerations: | <p>The site is separated from the development boundary by CST033 and CST034. This means that development of this site (CST032) on its own would appear isolated and not well related to the town. All but a small strip of the site to the east has medium-high visual and medium landscape sensitivity to residential development. Highways comments indicate that vehicular access is unlikely to be achievable. HRA may be needed for in-combination impacts for residential use. The south-western part of site is adjacent to Coppice Leasowes Local Nature Reserve and Local Wildlife Site and the effect of development will need to be assessed in line with policy MD12 (or its equivalent policy within the Local Plan Review). These sites form part of an Environmental Network to the west, along with the watercourse to the south-east. Development could have an adverse effect on the setting of Caer Caradoc Scheduled Monument. The Sustainability Appraisal is fair for this site. The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>Separation distance to A49 recommended to reduce noise, however additional layout, orientation, barriers/boundary treatment could be employed. If ecological surveys show presence of protected species, mitigation measures will be needed. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Enhance and restore Environmental Network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Potential for Windfall? | <p>No</p> |
| Potential for Allocation? | <p>No</p> |
| Recommendation | <p>Remain as countryside</p> |
| Reasoning | <p>Vehicular access is unlikely to be achievable and there may be adverse effects on the setting of Caer Caradoc Scheduled Monument. It is considered that the residential guideline for Church Stretton can be achieved through a combination of windfall sites within the development boundary, including on Brownfield land, and through the likely delivery of exception and cross-subsidy affordable housing sites. Given these sources of supply are sufficient to achieve the settlements residential guideline and as such it is considered that there is insufficient justification to warrant the allocation of major housing development in Church Stretton, given its location within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and the need, documented within the NPPF, to demonstrate that exceptional circumstances exist for such major development within the AONB.</p> |
| If proposed for Allocation, Potential Capacity: | <p>N/A</p> |
| If proposed for Allocation Design Requirements: | <p>N/A</p> |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST033 |
| 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: | 2% |
| Percentage of the site in the 100 year surface flood risk zone: | 2% |
| Percentage of the site in the 1,000 year surface flood risk zone: | 3% |
| Percentage of the site identified on the EA Historic Flood Map: | 0% |
| Percentage of the site within 20m of an historic flood event: | 0% |
| Percentage of the site within 20m of a detailed river network: | 9% |
| All or part of the site within a Source Protection Zone: | No |
| Landscape Considerations: (from the LVSS) | Medium |
| Visual Impact Considerations: (from the LVSS) | Medium-High |
| Highway Comments - Direct Access to Highway Network? | Y |
| 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? | N |
| Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So? | Whilst the proposed vehicular access would utilise an existing access on to the A49 (via Watling Street North), development would result in an intensification of use. Highways England would need to be satisfied that a satisfactory access can be provided, and the minimum visibility requirements are met. Based on the information submitted by the site promoter, it is considered unlikely that a satisfactory access could be provided at the Watling Street North junction, as the minimum visibility requirements are unlikely to be met. Therefore Highways England are unlikely to support any access off the A49 at this location. Alternatively, access onto Cwm's Lane would not be acceptable as this Lane is not suitable (too narrow and no footways) for traffic associated with this site and the site could not secure the necessary improvements |
| Highway Comments - Could the Development Occur Without Off-Site Works? | N |
| Highway Comments - Are Envisaged Off-Site Works Achievable? | Assumes development vehicular traffic is prevented from travelling south along Watling Street North as this route to the B4371 is unsuitable and can not be improved. Pedestrian / cycle access to the south should be maintained. |
| Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service): | 12 |
| Ecology Comments Significant Constraints: | Within 10km of Stiperstones SAC. HRA may be required for in-combination recreational impacts for residential use and for any employment use that generates airborne pollution. |
| Ecology Comments Other Constraints: | EclA required. Surveys for: GCN in ponds within 500m; Bats in trees and along hedges; Badger, Nesting birds; Assess importance of hedges. |

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| <i>Ecology Comments Management of Constraints:</i> | See LPR HRA for mitigation methods if recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Open space provision to protect and enhance the mature hedge line to the east |
| <i>Ecology Comments Opportunities:</i> | Enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12 by creating a natural corridor to the southern boundary of the site with potential to link with the LWS/LNR to the west.. Avoid topsoil on open space where possible (promote species-rich grassland). |
| <i>Heritage Comments Significant Constraints:</i> | Potential effects on setting of Caer Caradoc scheduled monument (NHLE ref. 1010723). Site may form part of the reputed 'Battlefield' (HER PRN 01905), earthwork remain of small quarry (HER PRN 32647) so may have archaeological interest. Site also falls beyond the existing built edge of the town and development likely to be both visible and incongruous within the immediate rural surroundings |
| <i>Heritage Comments Other Constraints:</i> | |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (archaeological DBA + setting assessment). NB broad HA prepared for land S of New House Farm in 2015. |
| <i>Heritage Comments Opportunities:</i> | |
| <i>Tree Comments Significant Constraints:</i> | |
| <i>Tree Comments Other Constraints:</i> | Field boundary trees (Including TPO'd trees) and hedges around the site with a couple of significant mature trees on the site. An important tree lined habitat corridor between High Leyes and Eastwood links with a historic ancient lane and Cwms Lane habitat corridor abuts the length of the east boundary. |
| <i>Tree Comments Management of Constraints:</i> | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Landscape buffers between boundaries and due to the prominence of the location in the Landscape and AONB the site density needs to be appropriate to accommodate significant planting for long-term effect. |
| <i>Tree Comments Opportunities:</i> | Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through creation of avenues and maintenance of a 15m buffer with adjoining woodland / habitat corridor and on site field trees and hedgerows. |
| <i>Public Protection Comments Significant Constraints:</i> | |
| <i>Public Protection Comments Other Constraints:</i> | Small old quarry marked on historic maps. |
| <i>Public Protection Comments Management of Constraints:</i> | Contaminated land conditions may be recommended. |
| <i>Public Protection Comments Opportunities:</i> | |
| Conclusion - Stage 2a Sustainability Appraisal: | Fair |

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| Strategic Considerations: | <p>The site is close to the development boundary at its south-western point. It has medium high visual and medium landscape sensitivity to residential development. Highways comments indicate that vehicular access is unlikely to be achievable. HRA may be needed for in-combination impacts for residential use. The watercourse along the southern boundary of the site is in an Environmental Network. Development could have an adverse effect on the setting of Caer Caradoc Scheduled Monument. The Sustainability Appraisal is fair for this site. The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>Modelling of the adjacent watercourse may be needed to determine flood risk to the site. If ecological surveys show presence of protected species, mitigation measures will be needed. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Enhance and restore Environmental Network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Potential for Windfall? | <p>No</p> |
| Potential for Allocation? | <p>No</p> |
| Recommendation | <p>Remain as countryside</p> |
| Reasoning | <p>Vehicular access is unlikely to be achievable and there may be adverse effects on the setting of Caer Caradoc Scheduled Monument. It is considered that the residential guideline for Church Stretton can be achieved through a combination of windfall sites within the development boundary, including on Brownfield land, and through the likely delivery of exception and cross-subsidy affordable housing sites. Given these sources of supply are sufficient to achieve the settlements residential guideline and as such it is considered that there is insufficient justification to warrant the allocation of major housing development in Church Stretton, given its location within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and the need, documented within the NPPF, to demonstrate that exceptional circumstances exist for such major development within the AONB.</p> |
| If proposed for Allocation, Potential Capacity: | <p>N/A</p> |
| If proposed for Allocation Design Requirements: | <p>N/A</p> |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST034 |
| 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: | 12% |
| All or part of the site within a Source Protection Zone: | No |
| Landscape Considerations: (from the LVSS) | Medium |
| Visual Impact Considerations: (from the LVSS) | Medium-High |
| Highway Comments - Direct Access to Highway Network? | Y |
| 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? | N |
| Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So? | Proposed vehicular access is through CST033 to an existing access on to the A49 via Watling Street North). However, development would result in an intensification of use and Highways England would need to be satisfied that a satisfactory access can be provided and the minimum visibility requirements are met. Based on the information submitted by the site promoter, it is considered unlikely that a satisfactory access could be provided at the Watling Street North junction, as the minimum visibility requirements are unlikely to be met. Therefore Highways England are unlikely to support any access off the A49 at this location. Alternatively, access onto Cwm's Lane would not be acceptable as this lane is not suitable (too narrow and no footways) for traffic associated with this site and the site could not secure the necessary improvements |
| Highway Comments - Could the Development Occur Without Off-Site Works? | N |
| Highway Comments - Are Envisaged Off-Site Works Achievable? | Assumes development vehicular traffic is prevented from travelling south along Watling Street North as this route to the B4371 is unsuitable and can not be improved. Pedestrian / cycle access to the south should be maintained. |
| Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service): | 13 |
| Ecology Comments Significant Constraints: | Within 10km of Stiperstones SAC. HRA may be required for in-combination recreational impacts for residential use and for any employment use that generates airborne pollution. Required mitigation likely to reduce the number of dwellings possible on this site. |
| Ecology Comments Other Constraints: | Immediately adjacent to LWS and Local Nature Reserve (LNR) to west. EcIA required. Surveys for: GCN in ponds within 500m; Bats in trees and along hedges; Badger, Nesting birds; reptiles; Assess importance of hedges. Assessment of impacts of residential development on the LWS/LNR. Environmental Network/ecological network, LWS and LNR all form the western boundary of the site. |

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| <i>Ecology Comments Management of Constraints:</i> | See LPR HRA for mitigation methods if recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Protect and enhance the LWS, LNR and ecological networks (in accordance with CS17 Environmental Networks and MD12) on site, particularly the western boundary, which would need to be buffered. Likely to require reduced number of dwellings to accommodate buffers. Open space to be adjacent to western boundary. |
| <i>Ecology Comments Opportunities:</i> | Enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Avoid topsoil on open space where possible (promote species-rich grassland). |
| <i>Heritage Comments Significant Constraints:</i> | |
| <i>Heritage Comments Other Constraints:</i> | Possible effects on setting of Caer Caradoc scheduled monument (NHLE ref. 1010723). Site may form part of the reputed 'Battlefield' (HER PRN 01905) and adjacent to Roman Road (HER PRN 00108), so may have archaeological interest |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (archaeological DBA + setting assessment). NB broad HA prepared for land S of New House Farm in 2015. |
| <i>Heritage Comments Opportunities:</i> | |
| <i>Tree Comments Significant Constraints:</i> | |
| <i>Tree Comments Other Constraints:</i> | Field boundary trees and hedges around the margins of the site. Large block of woodland adjoining part of the west boundary towards the A49. Mature habitat corridor and hedgerow on SE boundary alongside Cwms Lane. |
| <i>Tree Comments Management of Constraints:</i> | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement, Landscape buffers between boundaries and due to the prominence of the location in the Landscape and AONB the site density needs to be appropriate to accommodate significant planting for long-term effect. |
| <i>Tree Comments Opportunities:</i> | Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through creation of avenues and maintenance of a sustainable buffer with adjoining woodland and on site field trees and hedgerows. |
| <i>Public Protection Comments Significant Constraints:</i> | |
| <i>Public Protection Comments Other Constraints:</i> | |
| <i>Public Protection Comments Management of Constraints:</i> | |
| <i>Public Protection Comments Opportunities:</i> | |
| Conclusion - Stage 2a Sustainability Appraisal: | Fair |

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| Strategic Considerations: | <p>The site is adjacent to a housing exception site and the development boundary on its southern edge. It has medium-high visual and medium landscape sensitivity to residential development. Highways comments indicate that vehicular access is unlikely to be achievable. HRA may be needed for in-combination impacts for residential use. The western part of site is adjacent to Coppice Leasowes Local Nature Reserve and Local Wildlife Site and the effect of development will need to be assessed in line with policy MD12 (or its equivalent policy within the Local Plan Review). These sites form part of an Environmental Network to the west, along with the watercourse to the south-east. A heritage assessment will be needed to determine the effect of development on the setting of Caer Caradoc Scheduled Monument as well as any archaeological interest associated with the Roman road and reputed Battlefield. The Sustainability Appraisal is fair for this site. The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>Modelling of the adjacent watercourse may be needed to determine flood risk to the site. If ecological surveys show presence of protected species, mitigation measures will be needed. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Enhance and restore Environmental Network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Potential for Windfall? | <p>No</p> |
| Potential for Allocation? | <p>No</p> |
| Recommendation | <p>Remain as countryside</p> |
| Reasoning | <p>Vehicular access is unlikely to be achievable. It is considered that the residential guideline for Church Stretton can be achieved through a combination of windfall sites within the development boundary, including on Brownfield land, and through the likely delivery of exception and cross-subsidy affordable housing sites. Given these sources of supply are sufficient to achieve the settlements residential guideline and as such it is considered that there is insufficient justification to warrant the allocation of major housing development in Church Stretton, given its location within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and the need, documented within the NPPF, to demonstrate that exceptional circumstances exist for such major development within the AONB.</p> |
| If proposed for Allocation, Potential Capacity: | <p>N/A</p> |
| If proposed for Allocation Design Requirements: | <p>N/A</p> |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST035 |
| 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: | 3% |
| Percentage of site in Flood Zone 1: | 97% |
| Percentage of the site in the 30 year surface flood risk zone: | 0% |
| Percentage of the site in the 100 year surface flood risk zone: | 2% |
| Percentage of the site in the 1,000 year surface flood risk zone: | 4% |
| Percentage of the site identified on the EA Historic Flood Map: | 0% |
| Percentage of the site within 20m of an historic flood event: | 0% |
| Percentage of the site within 20m of a detailed river network: | 0% |
| All or part of the site within a Source Protection Zone: | No |
| Landscape Considerations: (from the LVSS) | Medium |
| Visual Impact Considerations: (from the LVSS) | Medium-High |
| Highway Comments - Direct Access to Highway Network? | Y |
| 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? | Y |
| Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So? | |
| Highway Comments - Could the Development Occur Without Off-Site Works? | Y |
| Highway Comments - Are Envisaged Off-Site Works Achievable? | |
| Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service): | 16 |
| Ecology Comments Significant Constraints: | Known GCN site, potentially too small to provide sufficient terrestrial land as mitigation. Possibility for very reduced number of houses in north-western end of site? Within 10km of Stiperstones SAC. HRA may be required for in-combination recreational impacts for residential use and for any employment use that generates airborne pollution. |
| Ecology Comments Other Constraints: | EclA required. Surveys for: GCN in ponds on site and within 500m; Bats in trees, along hedges and in buildings; Badger, Nesting birds; Assess hedges for importance. Environmental Network passes through southern part of site. |

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| <i>Ecology Comments Management of Constraints:</i> | See LPR HRA for mitigation methods if recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. GCN record for pond on site (and possibly site to east). Retain and enhance all hedgerows/tree lines and free-standing trees. Protect and enhance the ecological networks (in accordance with CS17 Environmental Networks and MD12) on site, particularly the southern, western and eastern boundaries. Only much reduced numbers of dwellings would be possible due to GCN mitigation and protection of biodiversity features. Open space and mitigation land would need to be to south and west within the site. |
| <i>Ecology Comments Opportunities:</i> | |
| <i>Heritage Comments Significant Constraints:</i> | |
| <i>Heritage Comments Other Constraints:</i> | Possible effects on setting of Caer Caradoc and Novers Hill scheduled monuments (NHLE refs. 1010723 & 1008385) and Church Stretton Conservation Area. Site also falls beyond the existing built edge of the town. |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (setting assessment). |
| <i>Heritage Comments Opportunities:</i> | |
| <i>Tree Comments Significant Constraints:</i> | |
| <i>Tree Comments Other Constraints:</i> | The site has wet flushes along its eastern boundary which support willow and alder (trees not often welcome in small gardens). Boundary hedgerows are of significance to the context of the local landscape |
| <i>Tree Comments Management of Constraints:</i> | Site layout and density needs to give due consideration to the wet flush woodland edge to the eastern area to be developed in order to retain the existing landscape features this would help integrate development at this site into the landscape. Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. |
| <i>Tree Comments Opportunities:</i> | There is an opportunity on part of the site for a lesser area of development with the use of 20% canopy cover policy to create buffer between the site and the consolidation / regeneration of the existing hedgerows. |
| <i>Public Protection Comments Significant Constraints:</i> | |
| <i>Public Protection Comments Other Constraints:</i> | Large marquee on land to the west on aerial maps. If this is associated with a venue for events this would cause significant issues in relation to noise for any proposed residential dwellings. Having checked against licensing records the premises does not have a premises license and therefore it is assumed that the marquee is not a regular feature on the site. |
| <i>Public Protection Comments Management of Constraints:</i> | |
| <i>Public Protection Comments Opportunities:</i> | |
| Conclusion - Stage 2a Sustainability Appraisal: | Good |

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| Strategic Considerations: | <p>The site is adjacent to a current employment allocation associated with Church Stretton, however it is separated from the remaining built form of the settlement by fields. A small portion of the site is located in flood zone 2, however the only point of access into the site is also located in flood zone 2. It has medium-high visual and medium landscape sensitivity to residential development. Highway comments indicate that an access can be established, but it considered that the amount of development this could support would be limited. The site is known to have Great Crested Newts on/in proximity and is considered too small to provide sufficient mitigatory land. HRA may be needed for in-combination impacts for residential use. An Environmental Network passes through the southern part of the site. A heritage assessment will be needed to determine the effect of development on the setting of Caer Caradoc Scheduled Monument as well as the Conservation Area. The site contains a number of mature trees. The Sustainability Appraisal is good for this site. The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>Provision of an appropriate access which responds to the fact it is through flood zone 2. If ecological surveys show presence of protected species, mitigation measures will be needed. Appropriate GCN mitigation and protection. If ecological surveys show presence of other protected species, mitigation measures will be needed. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Enhance and restore Environmental Network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Potential for Windfall? | <p>No</p> |
| Potential for Allocation? | <p>No</p> |
| Recommendation | <p>Remain as countryside</p> |
| Reasoning | <p>The site is known to have Great Crested Newts on/in proximity and is considered too small to provide sufficient mitigatory land. It is considered that the residential guideline for Church Stretton can be achieved through a combination of windfall sites within the development boundary, including on Brownfield land, and through the likely delivery of exception and cross-subsidy affordable housing sites. Given these sources of supply are sufficient to achieve the settlements residential guideline and as such it is considered that there is insufficient justification to warrant the allocation of major housing development in Church Stretton, given its location within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and the need, documented within the NPPF, to demonstrate that exceptional circumstances exist for such major development within the AONB.</p> |
| If proposed for Allocation, Potential Capacity: | <p>N/A</p> |
| If proposed for Allocation Design Requirements: | <p>N/A</p> |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST036 |
| Coal Authority Reference Area? | No |
| Mineral Safeguarding Area? | No |
| Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality: | No |
| 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: | 63% |
| All or part of the site within a Source Protection Zone: | No |
| Landscape Considerations: (from the LVSS) | Medium-High |
| Visual Impact Considerations: (from the LVSS) | Medium-High |
| Highway Comments - Direct Access to Highway Network? | Y |
| 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? | N |
| Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So? | Y. Need to demonstrate suitability of southern end of Clive Av to take further traffic or create new access onto A49 in which case extension / changes needed to speed limit would be needed. |
| 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): | 12 |
| Ecology Comments Significant Constraints: | Within 10km of Stiperstones SAC. HRA may be required for in-combination recreational impacts for residential use. Environmental Network passes through the site forming a link/potential link to the Local Wildlife Site on the other side of the road and railway. Required mitigation likely to reduce the number of dwellings possible on this site. |
| Ecology Comments Other Constraints: | Any development on this site would apparently require felling several mature trees. EclA required. Surveys for: Bats in trees, along hedges and in buildings; Dormice, Badger, Nesting birds; Assess importance of hedges. LWS in 67m. Environmental Network passes through site along line of possible stream. |

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| <i>Ecology Comments Management of Constraints:</i> | See LPR HRA for mitigation methods if recreational issues (e.g. larger open space or contributions to visitor management). Retain mature trees if at all possible. Protected species mitigation and enhancement. Protect, enhance and restore Env. Network east-west across the site in accordance with CS17 Environmental Networks and MD12. Reduced numbers of housing as protection of Environmental Network unlikely to be fully possible in open space provision. Retain and connect mature vegetation around border of site with tree and hedge habitat in surrounding areas. |
| <i>Ecology Comments Opportunities:</i> | Retain mature trees and hedges in landscaping as part of corridor, any open space to be adjacent to and enhance Env. Network. If water course is culverted under site this could be reinstated as part of the landscaping to restore the corridor. |
| <i>Heritage Comments Significant Constraints:</i> | |
| <i>Heritage Comments Other Constraints:</i> | Site located on boundary, and within the setting of, the Conservation Area. Former small holding + finds record on the site, so may have archaeological interest. |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (archaeological DBA and setting assessment required). High quality design necessary to minimise any impacts on the setting of the CA. |
| <i>Heritage Comments Opportunities:</i> | |
| <i>Tree Comments Significant Constraints:</i> | The site is currently heavily tree clad and stands at the southern gateway to Church Stretton. Any development at this site would result in a catastrophic degradation of the character and amenity of the area |
| <i>Tree Comments Other Constraints:</i> | N/A |
| <i>Tree Comments Management of Constraints:</i> | N/A |
| <i>Tree Comments Opportunities:</i> | No opportunities for landscape mitigation only potential for detrimental impacts to the character and amenity of this key southern gateway to Church Stretton. |
| <i>Public Protection Comments Significant Constraints:</i> | |
| <i>Public Protection Comments Other Constraints:</i> | A49 road noise to the west. |
| <i>Public Protection Comments Management of Constraints:</i> | Bunds and screens may be appropriate. In addition layout, orientation, barriers/boundary treatment. |
| <i>Public Protection Comments Opportunities:</i> | |
| Conclusion - Stage 2a Sustainability Appraisal: | Poor |

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| Strategic Considerations: | <p>The site is adjacent to the development boundary. It has medium-high visual and landscape sensitivity to residential development. The capacity of Clive Avenue to take further traffic will need to be demonstrated before development could proceed. HRA may be needed for in-combination impacts for residential use. The watercourse through the site is in an Environmental Network where development which would create barriers or sever links between dependant sites is contrary to policy CS17 (or its equivalent policy within the Local Plan Review). This may reduce the capacity of the site for housing. A Heritage Assessment will be required to determine impact on setting of adjacent Conservation Area. The site has substantial tree cover and development would have a significant adverse effect on this gateway location. The Sustainability Appraisal is poor for this site.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>Modelling of the watercourse through the site may be needed to determine flood risk. If ecological surveys show presence of protected species, mitigation measures will be needed. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Retain mature trees and hedges in landscaping as part of corridor, any open space to be adjacent to and enhance Env. Network. If water course is culverted under site this could be reinstated as part of the landscaping to restore the corridor. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Potential for Windfall? | <p>No</p> |
| Potential for Allocation? | <p>No</p> |
| Recommendation | <p>Remain as countryside</p> |
| Reasoning | <p>There are concerns about vehicular access via Clive Avenue and there is an inability to accommodate development without significant adverse effects on trees. It is considered that the residential guideline for Church Stretton can be achieved through a combination of windfall sites within the development boundary, including on Brownfield land, and through the likely delivery of exception and cross-subsidy affordable housing sites. Given these sources of supply are sufficient to achieve the settlements residential guideline and as such it is considered that there is insufficient justification to warrant the allocation of major housing development in Church Stretton, given its location within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and the need, documented within the NPPF, to demonstrate that exceptional circumstances exist for such major development within the AONB.</p> |
| If proposed for Allocation, Potential Capacity: | <p>N/A</p> |
| If proposed for Allocation Design Requirements: | <p>N/A</p> |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST038 |
| 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: | 35% |
| Percentage of site in Flood Zone 2: | 41% |
| Percentage of site in Flood Zone 1: | 59% |
| 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: | 10% |
| Percentage of the site in the 1,000 year surface flood risk zone: | 45% |
| 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: | 7% |
| All or part of the site within a Source Protection Zone: | No |
| Landscape Considerations: (from the LVSS) | Medium |
| Visual Impact Considerations: (from the LVSS) | Medium-High |
| Highway Comments - Direct Access to Highway Network? | Y |
| 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? | Y |
| Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So? | |
| Highway Comments - Could the Development Occur Without Off-Site Works? | Y |
| Highway Comments - Are Envisaged Off-Site Works Achievable? | |
| Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service): | 16 |
| Ecology Comments Significant Constraints: | Within 10km of Stiperstones SAC. HRA may be required for in-combination recreational impacts for residential use and for any employment use that generates airborne pollution. Known GCN site adjacent and possibly in pond on this site. Potentially too small to provide sufficient terrestrial land as GCN mitigation. Appears also to be partly in the floodplain and potentially to support priority habitat. Lies within a corridor of the Environmental Network. Required mitigation may prevent or greatly reduce the number of dwellings possible on this site. |
| Ecology Comments Other Constraints: | EclA required. Surveys for GCN (in ponds on site and within 500m), Dormice, Badgers , Bats, nesting birds, vascular plants (botanical phase 2 survey to NVC standard), reptiles. Much of site within the Environmental Network. |

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| <i>Ecology Comments Management of Constraints:</i> | See LPR HRA for mitigation methods if recreational issues (e.g. larger open space or contributions to visitor management). Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. No or greatly reduced numbers of housing as GCN mitigation protection of Environmental Network unlikely to be possible in open space provision. Avoidance, mitigation and compensation measures would be required under MD12. |
| <i>Ecology Comments Opportunities:</i> | |
| <i>Heritage Comments Significant Constraints:</i> | |
| <i>Heritage Comments Other Constraints:</i> | Possible effects on setting of Caer Caradoc and Novers Hill scheduled monuments (NHLE refs. 1010723 & 1008385) and Church Stretton Conservation Area. Archaeological potential identified on the site in 2015. Site also falls beyond the existing built edge of the town. |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (setting assessment). NB Archaeological DBA produced in 2015 and archaeological condition subsequently recommended. |
| <i>Heritage Comments Opportunities:</i> | |
| <i>Tree Comments Significant Constraints:</i> | |
| <i>Tree Comments Other Constraints:</i> | The southern fifth of the site is a mature shelter belt / woodland plantation that plays a significant part in the character of the local landscape |
| <i>Tree Comments Management of Constraints:</i> | Reduction of the area to be developed in order to retain the existing landscape features would help integrate development at this site into the landscape. Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. |
| <i>Tree Comments Opportunities:</i> | There is an opportunity on part of the site for a lesser area of development with the use of 20% canopy cover policy to create buffer between the site and the consolidation / regeneration of the existing hedgerows. |
| <i>Public Protection Comments Significant Constraints:</i> | |
| <i>Public Protection Comments Other Constraints:</i> | |
| <i>Public Protection Comments Management of Constraints:</i> | |
| <i>Public Protection Comments Opportunities:</i> | |
| Conclusion - Stage 2a Sustainability Appraisal: | Good |

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| Strategic Considerations: | <p>This site is currently allocated for employment development. It is separated from the built form of the settlement by fields. A significant proportion of the site is located in flood zones 2 and 3 and is subject to surface water flooding. The only point of access into the site is also located in flood zone 2. It has medium-high visual and medium landscape sensitivity to residential development. Highway comments indicate that an access can be established, but it considered that the amount of development this could support would be limited. HRA may be needed for in-combination impacts for residential use. The site is known to have Great Crested Newts on/in proximity, size may constrain ability to provide mitigation space. Much of the site forms part of an Environmental Network. The site contains grades 1/2/3 agricultural land. A Heritage Assessment will be required to determine impact on setting of Caer Caradoc and Novers Hill scheduled monuments and adjacent Conservation Area. The site contains woodland. Applying the precautionary principle this is considered best and most versatile agricultural land. The Sustainability Appraisal is good for this site.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>Provision of an appropriate access which responds to the fact it is through flood zone 2. If ecological surveys show presence of protected species, mitigation measures will be needed. Appropriate GCN mitigation and protection. If ecological surveys show presence of other protected species, mitigation measures will be needed. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Enhance and restore Environmental Network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Potential for Windfall? | <p>No</p> |
| Potential for Allocation? | <p>No</p> |
| Recommendation | <p>Retain as Employment Allocation</p> |
| Reasoning | <p>A significant proportion of the site is located in flood zones 2 and 3 and is subject to surface water flooding. The site is known to have Great Crested Newts on/in proximity and size may constrain ability to provide mitigation space. It is considered that a low density employment development which positively responds to site constraints and setting may be achievable, as such it is appropriate to retain it as an employment allocation.</p> <p>It is considered that the residential guideline for Church Stretton can be achieved through a combination of windfall sites within the development boundary, including on Brownfield land, and through the likely delivery of exception and cross-subsidy affordable housing sites. Given these sources of supply are sufficient to achieve the settlements residential guideline and as such it is considered that there is insufficient justification to warrant the allocation of major housing development in Church Stretton, given its location within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and the need, documented within the NPPF, to demonstrate that exceptional circumstances exist for such major development within the AONB.</p> |
| If proposed for Allocation, Potential Capacity: | <p>N/A</p> |
| If proposed for Allocation Design Requirements: | <p>N/A</p> |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST039 |
| Coal Authority Reference Area? | No |
| Mineral Safeguarding Area? | No |
| Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality: | No |
| 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 |
| Landscape Considerations: (from the LVSS) | Medium-High |
| Visual Impact Considerations: (from the LVSS) | Medium-High |
| Highway Comments - Direct Access to Highway Network? | Y |
| 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? | N |
| Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So? | Y. Need to demonstrate suitability of southern end of Clive Av to take further traffic. |
| Highway Comments - Could the Development Occur Without Off-Site Works? | Y |
| Highway Comments - Are Envisaged Off-Site Works Achievable? | Potential as a single dwelling plots |
| Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service): | 12 |
| Ecology Comments Significant Constraints: | Development not considered possible on this site. HRA will be required for recreational impacts in-combination on Stiperstones SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. Ancient Woodland and LWS lies adjacent to the western site boundary. Damage to AW must be avoided, see NPPF 118. Revised consultation draft of NPPF states development which damages AW should not be considered 'sustainable'. Under national standing advice a buffer must be maintained between the AW and any development (minimum 20m). |
| Ecology Comments Other Constraints: | Site lies within Env. Network and adjacent to AW and LWS. Requires botanical survey, EclA and surveys for GCN (within 250m), dormice (known records nearby), badgers, bats, reptiles and nesting birds. EclA should also detail predicted impacts of the development on the AW and any mitigation measures needed. |

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| <i>Ecology Comments Management of Constraints:</i> | Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. |
| <i>Ecology Comments Opportunities:</i> | |
| <i>Heritage Comments Significant Constraints:</i> | |
| <i>Heritage Comments Other Constraints:</i> | Site located partially within Church Stretton Conservation Area. |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (impact character and appearance of CA). |
| <i>Heritage Comments Opportunities:</i> | |
| <i>Tree Comments Significant Constraints:</i> | The site lies alongside an ancient woodland site (ASNW) protected by a Tree Preservation Order SS/00002/59 (W1) with trees on site to the west north and east protected by TPO SC/00240/15. Replacement planting on this land for trees removed under applications' 17/00362/TPO & 18/02981/TPO would be lost. Contrary to national and local guidance and policies for important and protected woodland and trees the site constraints mean that development at this site would conflict with those features with no opportunity for realistic (sustainable) mitigation and compensation. |
| <i>Tree Comments Other Constraints:</i> | See unmanageable constraints, due to tree constraints this site should not be developed |
| <i>Tree Comments Management of Constraints:</i> | See unmanageable constraints, due to tree constraints this site should not be developed |
| <i>Tree Comments Opportunities:</i> | Following guidance on good practice the key opportunity for this site is in accordance with the aspirations for net gain in biodiversity and to protect restore and enhance existing important green infrastructure as set out in 'A green future' the 25 year environment plan and chapter 15 of the NPPF. |
| <i>Public Protection Comments Significant Constraints:</i> | |
| <i>Public Protection Comments Other Constraints:</i> | |
| <i>Public Protection Comments Management of Constraints:</i> | |
| <i>Public Protection Comments Opportunities:</i> | |
| Conclusion - Stage 2a Sustainability Appraisal: | Poor |

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| Strategic Considerations: | <p>Small sloped site adjacent to the development boundary to north and east. It has medium-high visual and landscape sensitivity to residential development. The capacity of Clive Avenue to take further traffic will need to be demonstrated before development could proceed. the site lies within an environmental network and adjacent to ancient woodland and a local wildlife site. HRA may be needed for in-combination impacts for residential use. Site located partially within Church Stretton Conservation Area. the site contains a number of TPO'd trees and compensatory planted trees. The Sustainability Appraisal is poor for this site.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>The site is too small to provide an appropriate buffer to ancient woodland. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Potential for Windfall? | <p>No</p> |
| Potential for Allocation? | <p>No</p> |
| Recommendation | <p>Remain as countryside</p> |
| Reasoning | <p>The site slopes and there are concerns over access via Clive Avenue. the site is adjacent to ancient woodland and a local wildlife site and contains TPO'd trees and compensatory tree planting. It is considered that the residential guideline for Church Stretton can be achieved through a combination of windfall sites within the development boundary, including on Brownfield land, and through the likely delivery of exception and cross-subsidy affordable housing sites. Given these sources of supply are sufficient to achieve the settlements residential guideline and as such it is considered that there is insufficient justification to warrant the allocation of major housing development in Church Stretton, given its location within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and the need, documented within the NPPF, to demonstrate that exceptional circumstances exist for such major development within the AONB.</p> |
| If proposed for Allocation, Potential Capacity: | <p>N/A</p> |
| If proposed for Allocation Design Requirements: | <p>N/A</p> |

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| Site Assessment - Stage 3 | |
| Site Reference: | CST040 |
| 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: | 1% |
| Percentage of the site in the 100 year surface flood risk zone: | 2% |
| Percentage of the site in the 1,000 year surface flood risk zone: | 6% |
| 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: | 11% |
| All or part of the site within a Source Protection Zone: | No |
| Landscape Considerations: (from the LVSS) | Medium and Medium-High |
| Visual Impact Considerations: (from the LVSS) | Medium-High and High |
| Highway Comments - Direct Access to Highway Network? | Y |
| Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How? | Via Cwms Lane and private track north of Cwm's Lane leading to A49 |
| 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. If the development can secure estate road standard improvements along Cwms Lane and along frontages and then along the private track leading to the A49 opposite Windridge. And secure any necessary improvements at the existing A49 junction. |
| Highway Comments - Could the Development Occur Without Off-Site Works? | Y |
| Highway Comments - Are Envisaged Off-Site Works Achievable? | Assumes development vehicular traffic is prevented from travelling south along Cwm's Lane / Watling Street North as this route to the B4371 is unsuitable and can not be improved. Pedestrian / cycle access to the south should be maintained. |
| Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service): | 12 |
| Ecology Comments Significant Constraints: | HRA will be required for recreational impacts in-combination on Stiperstones SAC. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. Protection of an adjacent pond will reduce the no. of houses possible. |
| Ecology Comments Other Constraints: | There is a pond adjacent to the site. Retention and protection of the pond (with appropriate buffer) will reduce the no. of houses possible. Hedgerows, watercourse and pond form Env. Network corridors. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), otters, water voles, white-clawed crayfish, badgers, reptiles and nesting birds. Hedgerows, watercourse and pond will need to be buffered. |

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| <i>Ecology Comments Management of Constraints:</i> | Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. |
| <i>Ecology Comments Opportunities:</i> | |
| <i>Heritage Comments Significant Constraints:</i> | Likely effects on setting of Caer Caradoc scheduled monument (NHLE ref. 1010723) and Grade II listed buildings at New House Farm (NHLE ref. 1383228 and 1383229). A large site which may therefore have some archaeological interest. Site also falls beyond the existing built edge of the town and development likely to be both visible and incongruous within the immediate rural surroundings |
| <i>Heritage Comments Other Constraints:</i> | |
| <i>Heritage Comments Management of Constraints:</i> | Heritage Assessment required with application (archaeological DBA + evaluation & setting assessment). NB broad HA prepared for land S of New House Farm in 2015. |
| <i>Heritage Comments Opportunities:</i> | |
| <i>Tree Comments Significant Constraints:</i> | N/A |
| <i>Tree Comments Other Constraints:</i> | Arboricultural constraints are limited to a small number of trees on site some on site mature trees which are protected by a TPO SC/00191/14 and the mature trees in the habitat corridor the east of the site alongside the possible access route and trees along the sunken roadway to the south also protected by TPO SC/00191/14 (W1). |
| <i>Tree Comments Management of Constraints:</i> | Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. The site requires sustainable landscape buffers between mature trees and boundary woodland habitat and due to the prominence of the location in the Landscape and AONB the site density needs to be appropriate to accommodate significant landscape mitigation planting for long-term sustainable effect, this may require a lower than maximum development density. |
| <i>Tree Comments Opportunities:</i> | Use 20% canopy cover policy to extend woodland cover and integrate the development into the broader landscape through creation of avenues and maintenance of a sustainable buffer with adjoining wildlife corridor and on site field trees and hedgerows. |
| <i>Public Protection Comments Significant Constraints:</i> | Possible agent of change to working farm. |
| <i>Public Protection Comments Other Constraints:</i> | Road noise to north west requiring assessment to ensure internal standards are met with windows open. Working farm to east which may be source of noise, odour and light. |
| <i>Public Protection Comments Management of Constraints:</i> | |
| <i>Public Protection Comments Opportunities:</i> | |
| Conclusion - Stage 2a Sustainability Appraisal: | Fair |

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| Strategic Considerations: | <p>A large site consisting of three linked elements. The southern aspect is located adjacent to the development boundary along its southern edge, this provides linkages for the remainder of the site, although the northern element is somewhat detached by the presence of a large pond. All of the site except the Cwms Lane section has high visual and medium-high landscape sensitivity to residential development (the Cwms Lane part has medium-high visual and medium landscape sensitivity). The LVSS Design Guidance shows that the southern and central parts of the site lies within the most visually sensitive part of parcel 10CST-D. HRA may be needed for in-combination impacts for residential use. There is a large pond located between the northern and central parts of the site which will required appropriate buffering. Hedgerows, watercourse and pond form Environmental Network corridors where development which would create barriers or sever links between dependant sites is contrary to policy CS17 (or its equivalent policy within the Local Plan Review). There are some mature trees (some of which are TPO'd on the site). A Heritage Assessment will be needed to determine the impact on the setting of the adjacent Conservation Area and Caer Caradoc Scheduled Monument and buildings at New House Farm as well as any archaeological interest. The Sustainability Appraisal is fair for this site. The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> |
| Known Infrastructure Requirements to make Development Suitable in Planning Terms: | <p>Modelling of the adjacent watercourse may be needed to determine flood risk to the site. If ecological surveys show presence of protected species, mitigation measures will be needed. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Known Infrastructure Opportunities: | <p>Development would offer an opportunity to resolve long standing access issues along Cwms Lane. This would provide wider community benefits. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p> |
| Potential for Windfall? | <p>No</p> |
| Potential for Allocation? | <p>No</p> |
| Recommendation | <p>Remain as countryside</p> |
| Reasoning | <p>Much of the site (that adjacent to the built form of the settlement) lies in the most visually sensitive part of an area with a high visual sensitivity to development (sensitivity parcel 10CST-D). It is considered that the residential guideline for Church Stretton can be achieved through a combination of windfall sites within the development boundary, including on Brownfield land, and through the likely delivery of exception and cross-subsidy affordable housing sites. Given these sources of supply are sufficient to achieve the settlements residential guideline and as such it is considered that there is insufficient justification to warrant the allocation of major housing development in Church Stretton, given its location within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and the need, documented within the NPPF, to demonstrate that exceptional circumstances exist for such major development within the AONB.</p> |
| If proposed for Allocation, Potential Capacity: | <p>N/A</p> |
| If proposed for Allocation Design Requirements: | <p>N/A</p> |