

Appendix M

Minsterley and Pontesbury
Place Plan Area Site
Assessments

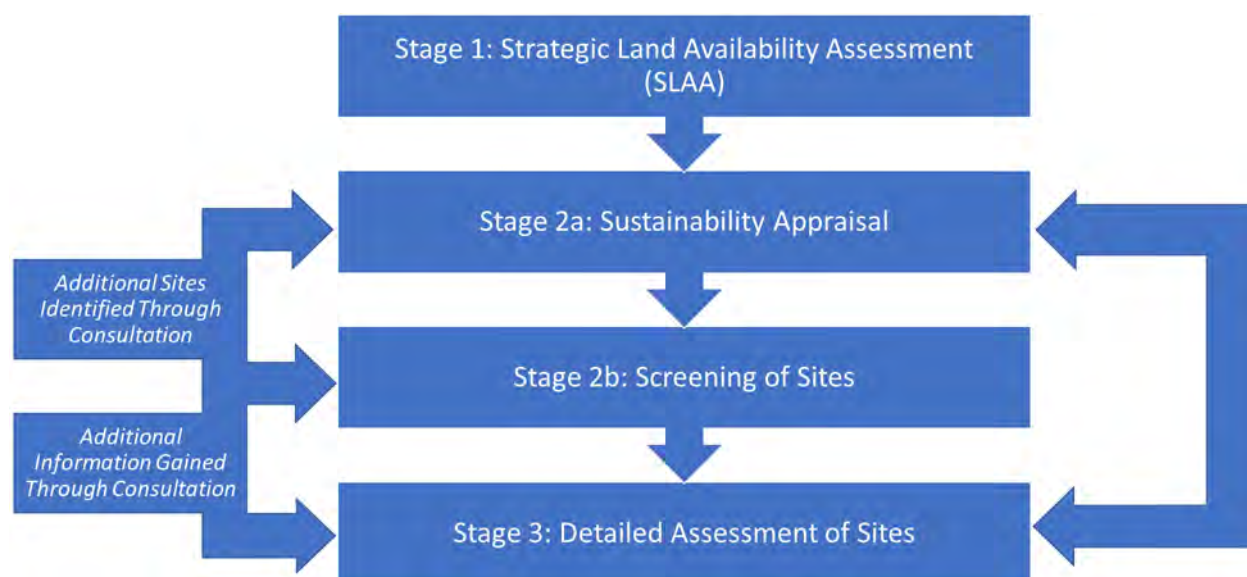
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Site Assessment Process Overview

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 sites strategic suitability was undertaken through consideration of numerous factors, including:
 - The sites consistency with the Local Plan.
 - The sites location and surroundings, including proximity to the development boundary/built form.
 - The sites 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 sites 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.

**Minsterley and Pontesbury
Place Plan Area
Stage 2a Sustainability Appraisal:
Site Assessments**

Community Hub: Minsterley

Criteria	Criteria Description	Scoring Guide	Site Ref: MIN001X	Site Ref: MIN003	Site Ref: MIN004	Site Ref: MIN006	Site Ref: MIN007	Site Ref: MIN008	Site Ref: MIN009	Site Ref: MIN010	Site Ref: MIN012	Site Ref: MIN013	Site Ref: MIN014	Site Ref: MIN015	
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	
	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	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	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	-	0	-	0	0	0	0	0	-	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	-	0	0	0	0	0	0	0	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	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 bus stop with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	+	+	+	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	-	0	-	-	0	0	0	0	
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	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	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	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
300m of a Listed Building	-		-	0	0	-	0	0	-	0	0	0	0		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)													
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)													
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)				0		0	0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)	+	+	+		+			+				+	
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			1	-3	-3	-8	-5	-6	-6	-5	-9	-5	-11	-4	
Overall Sustainability Conclusion			Good	Good	Good	Poor	Fair	Fair	Fair	Fair	Poor	Fair	Poor	Fair	
Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11															

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			MIN016	MIN017	MIN018	MIN019
1	Site wholly or partly within one or more of the following (record all that apply):					
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0
	Ramsar Site		0	0	0	0
	National Nature Reserve		0	0	0	0
	Site of Special Scientific Interest		0	0	0	0
	Ancient Woodland		0	0	0	0
	Wildlife Site		0	0	0	0
Local Nature Reserve	0		0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):					
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0
	1km of a Ramsar Site		0	0	0	0
	500m of a National Nature Reserve		0	0	0	0
	500m of a Site of Special Scientific Interest		-	-	-	-
	500m of Ancient woodland		0	0	0	0
	250m of a Wildlife Site		0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	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
	Outdoor sports facility		0	0	0	0
	Amenity green space		0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	
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 bus stop with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	-	-
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):					
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0
	a Scheduled Monument		0	0	0	0
	a Registered Battlefield		0	0	0	0
	a Registered Park or Garden		0	0	0	0
	a Conservation Area		0	0	0	0
a Listed Building	0		0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):					
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0
	300m of a Registered Battlefield		0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0
	300m of a Conservation Area		0	0	0	0
300m of a Listed Building	-		-	0	-	
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	
	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			-6	-2	-8	-4
Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11 Overall Sustainability Conclusion			Fair	Good	Poor	Fair

Community Hub: Pontesbury

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:	
			POH001X	PON001	PON002	PON004	PON005	PON006X	PON007X	PON008	PON009	PON010	PON011	PON012
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	-	0	-	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	-	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	-	0	-	-	-	-	0	0	-	-
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	-	0	-	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	+	+	-	+	+	-	+	+	+	+
	GP surgery		-	+	+	+	+	+	+	-	-	-	-	-
	Library(permanent or mobile library stop)		-	-	+	+	-	+	+	-	+	+	+	+
	Leisure centre		-	-	+	+	-	+	+	-	+	+	+	+
	Children's playground		-	+	+	+	-	+	+	-	+	+	+	+
	Outdoor sports facility		-	-	+	+	-	+	+	-	+	+	+	+
	Amenity green space		-	-	-	-	-	+	+	-	-	-	-	-
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	+	+	+	+	+	+	+	+	+	-
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	-	0	0	0	0	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	+	0	0	0	+	+	+	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	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
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
300m of a Listed Building	0		-	-	-	-	-	-	-	-	-	-	-	0
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			-11	-6	0	1	-8	4	3	-10	-2	0	-4	-2
Overall Sustainability Conclusion			Poor	Fair	Good	Good	Poor	Good	Good	Poor	Fair	Good	Fair	Fair
Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11														

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:
			PON013	PON014	PON015	PON016	PON017	PON018X	PON020	PON021	PON022	PON023X	PON024X	PON025
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	-	-	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	-	-	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	0	-	-	-	0	0	-
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	-	+	-	-	-	+	+	+	+	+
	GP surgery		-	+	+	+	-	-	-	+	+	-	+	+
	Library(permanent or mobile library stop)		+	-	-	+	-	-	-	-	+	+	+	+
	Leisure centre		+	-	-	+	-	-	-	+	+	+	+	+
	Children's playground		+	-	+	+	+	-	-	+	+	-	+	+
	Outdoor sports facility		+	-	-	+	-	-	-	+	+	+	+	+
Amenity green space	-		-	-	-	-	-	-	-	-	+	+	-	
Accessible natural green space (natural/semi-natural green space)	-	-	-	-	+	+	-	-	-	-	-	-		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	-	+	+	+	-	+	+
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	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	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	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	-	-
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
300m of a Listed Building	-		-	-	-	-	-	0	-	-	-	0	-	-
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							
	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			-2	-8	-6	0	-9	-11	-10	-2	0	-1	5	1
Overall Sustainability Conclusion			Fair	Poor	Fair	Good	Poor	Poor	Poor	Fair	Good	Fair	Good	Good
Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11														

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:
			PON027	PON028	PON029	PON030	PON031	PON032	PON033	PON034	PON035	PON036	PON037	PON038
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	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0		
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	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	
	0		0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	-	-	-	-	-	-	-	-	-	-
	GP surgery		-	-	+	-	-	-	-	-	-	-	-	-
	Library(permanent or mobile library stop)		+	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		+	-	-	-	-	-	-	-	-	-	-	-
	Children's playground		-	-	+	+	+	+	+	+	+	+	+	+
	Outdoor sports facility		+	-	+	-	-	-	-	-	-	-	-	-
	Amenity green space		-	-	-	-	-	-	-	-	-	-	-	-
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	+	-	+	+	-
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	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	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	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		-	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	
300m of a Listed Building	-		-	-	-	-	-	-	-	-	-	-		
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	1	2	3	4	5	6	7	8
	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			-4	-10	-5	-8	-7	-6	-5	-4	-3	-2	-8	-10
Overall Sustainability Conclusion			Fair	Poor	Fair	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Poor
Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11														

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:
			PON039	PON040	PON008, PON017 & PON030
1	Site wholly or partly within one or more of the following (record all that apply):				
	Special Area of Conservation		0	0	0
	Ramsar Site		0	0	0
	National Nature Reserve	Yes = double minus score (-)	0	0	0
	Site of Special Scientific Interest		0	0	0
	Ancient Woodland	No = zero score (0)	0	0	0
	Wildlife Site		0	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		0	0	0
	1km of a Ramsar Site		0	0	0
	500m of a National Nature Reserve	Yes = minus score (-)	0	0	0
	500m of a Site of Special Scientific Interest	No = zero score (0)	0	0	0
	500m of Ancient woodland		0	0	-
	250m of a Wildlife Site		0	0	-
100m of a Local Nature Reserve		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		0	0	0
	Outdoor sports facility	Yes = minus score (-)	0	0	0
	Amenity green space	No = zero score (0)	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		-	-	-
	GP surgery		-	-	-
	Library(permanent or mobile library stop)		-	-	-
	Leisure centre	Yes = plus score (+)	-	-	-
	Children's playground	No = minus score (-)	+	+	+
	Outdoor sports facility		-	-	-
	Amenity green space		-	-	-
Accessible natural green space (natural/semi-natural green space)		-	-	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	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		0	0	0
	a Scheduled Monument		0	0	0
	a Registered Battlefield	Yes = double minus score (-)	0	0	0
	a Registered Park or Garden		0	0	0
	a Conservation Area	No = zero score (0)	0	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		0	0	0
	300m of a Scheduled Monument		0	0	0
	300m of a Registered Battlefield	Yes = minus score (-)	0	0	0
	300m of a Registered Park or Garden	No = zero score (0)	0	0	0
	300m of a Conservation Area		0	0	0
	300m of a Listed Building		-	-	-
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)			
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)			
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	9	10	11
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)			
	Please note: where a site falls into more than one category, highest sensitivity category is recorded				
Overall Score			-8	-8	-8
Overall Sustainability Conclusion			Poor	Poor	Poor
Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11					

**Minsterley and Pontesbury
Place Plan Area
Stage 2b Screening of Sites:
Site Assessments**

Community Hub: Minsterley

Site Assessment - Stage 2b

Site Reference:	MIN001X
Site Address:	Land at Park Meadow
Settlement:	Minsterley
Site Size (Ha):	0.06
Indicative Capacity (Dwellings):	<5
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Very small area of land fronting several existing properties.
Surrounding Character:	Residential.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	
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 adjacent 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:	MIN003
Site Address:	Land west of Park Meadow, Minsterley
Settlement:	Minsterley
Site Size (Ha):	2.09
Indicative Capacity (Dwellings):	63
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Agricultural rural character. Relatively flat pasture field on western fringe of village . Surrounded by agricultural land except where it adjoins Park Meadow to the Eastern boundary. Boundaries on this side are domestic in nature. At other boundaries the site is bounded by traditional hedgerow/tree boundaries with Leigh Road B4499 & its wide verge running to the front of the site. There is a good tree screen to the front of the site and a number of significant individual large trees within the site. The site has a fringe of village aspect and is well related to the existing village edge.
Surrounding Character:	The site is surrounded by agricultural land except where it adjoins modern estate development (Park Meadow)to the Eastern boundary. Boundaries on this eastern side are domestic in nature and the estate forms a hard edge dividing the built up edge of the village from countryside The site is accessed from the Leigh Road B4499 a wide verge running to the South (front) of the site. There are a couple of individual residential properties to the South across the road.
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:	MIN004
Site Address:	Land at The Coach Depot and The White House, Minsterley
Settlement:	Minsterley
Site Size (Ha):	0.56
Indicative Capacity (Dwellings):	17
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	The site is on the main road at the north eastern end of the village as approached from Pontesbury . It is within the development boundary & partly encompasses an area of protected employment land. It is relatively flat site which has been cleared but is understood from the planning history to have been previously a bus depot. There are remaining materials on site and revegetation has occurred with some trees .
Surrounding Character:	The site is adjoined to its western side by the sizeable Muller food processing premises , with agricultural land to the rear (North) and Meadowbrook residential premises (Pontesbury Project for individuals with special needs) to the East . Across the road to the south is estate housing development.
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:	MIN006
Site Address:	Playing Field to the rear of Callow Lane, Minsterley
Settlement:	Minsterley
Site Size (Ha):	1.60
Indicative Capacity (Dwellings):	48
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	This is a site in use as a recreational facility partly adjoining the existing development boundary on the south eastern edge of Minsterley. Incorporates a playing field including basketball court & BMX course. The site has a fringe of village aspect but is reasonably well related to the existing village edge.
Surrounding Character:	Fringe of village site , predominately adjoined by agricultural land except where it adjoins the residential development on Callow Crescent to the Western boundary
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:	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 consists of an identified outdoor sports facility and young persons play 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:	MIN007
Site Address:	Land to rear of The Grove, Minsterley
Settlement:	Minsterley
Site Size (Ha):	4.80
Indicative Capacity (Dwellings):	144
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Comprises undulating countryside to Northern side of the village adjoining Horsebridge Road. There are directly adjoining residential properties on The Grove to the southern boundary but the aspect is mainly rural. This is a site in agricultural use partly adjoining the existing development boundary spur on the northern western edge of Minsterley. The site has a fringe of village aspect and although partly adjoining the development boundary, is not well related to existing village development form.
Surrounding Character:	Site predominately adjoined by 'agricultural' land except where it adjoins properties on edge of the village to the southern boundary and an isolated detached property to the North. As land rises to the north east, development on this site further away from the village edge could be quite prominent and intrusive in the rural setting.
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints
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.
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:	MIN008
Site Address:	No 9 Little Minsterley and land to the rear, Minsterley
Settlement:	Minsterley
Site Size (Ha):	2.12
Indicative Capacity (Dwellings):	63
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Comprises undulating pasture which is elevated above A488 with a general rise to the North & East. Located at the rural north eastern edge of village just off the A488 at the entrance of the village from the Shrewsbury direction. It adjoins the development boundary to its western side, to the rear of residential properties at Little Minsterley. Site forms elevated land to the rear of the fire station & line of residential properties forming Little Minsterley (which are set down) with access shown to A488 through existing property number 6 .
Surrounding Character:	Mixed character - adjoining residential properties with open agricultural character to the east
Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential - subject to assessment and management of physical, environmental and/or heritage constraints
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.
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:	MIN009
Site Address:	Land to rear of Meadowbrook, Minsterley
Settlement:	Minsterley
Site Size (Ha):	3.00
Indicative Capacity (Dwellings):	90
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Large site mainly comprising undulating agricultural land falling to the Minsterley Brook valley to the North. Located at the rural north eastern edge of village adjoining the A488 at the entrance of the village from the Shrewsbury direction. Adjoins the development boundary where it follows the Creamery boundary & former Coach Works.
Surrounding Character:	To the west there are industrial uses, and some residential to the South, including Little Minsterley across the road. However the site otherwise has a very much rural setting with agricultural land to the NE & SE. There is a wooded backdrop to the brook with some screening to the west and the creamery boundary.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Size²:	
Strategic Suitability³:	The majority of the site is located within flood zones 2 and/or 3. Much of 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:	MIN010
Site Address:	Land adj. to The Grove, Minsterley
Settlement:	Minsterley
Site Size (Ha):	1.38
Indicative Capacity (Dwellings):	41
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Land is agricultural, grassland/pasture with a large corrugated sheeting building.
Surrounding Character:	Mainly rural agricultural aspect but adjoined by 'leg' of residential properties of The Grove. These are relatively isolated from the main part of the village.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Size²:	
Strategic Suitability³:	The site is located within flood zones 2 and/or 3.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	MIN012
<i>Site Address:</i>	Land south of the A488, Minsterley
<i>Settlement:</i>	Minsterley
<i>Site Size (Ha):</i>	2.70
<i>Indicative Capacity (Dwellings):</i>	81
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site has an overwhelmingly rural character and is at the gateway to the village. There is no adjoining residential development and the site is not well located relative to the existing development boundary. Comprises elevated land to the rear of the telephone exchange to the rural north eastern edge of village off the A488 at the entrance of the village from the Shrewsbury direction. It adjoins the development boundary to its south western tip only, where it wraps around the telephone exchange site.
<i>Surrounding Character:</i>	Adjoined by the telephone exchange , other than that mainly agricultural with the A488 forming the western boundary
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹ :</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
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:	MIN013
Site Address:	Land north east of Hogarth Close, Minsterley
Settlement:	Minsterley
Site Size (Ha):	4.45
Indicative Capacity (Dwellings):	134
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Comprises agricultural pasture land to the rural eastern edge of village off Callow Lane. Site forms rising land which wraps around a small detached exception housing development outside the developemnt boundary & adjoins the established edge of the village to the West. The site has an agricultural character and is at the rural fringe of the village. There is some adjoining residential development but it is set at a lower level & there is screening to the site periphery
Surrounding Character:	Site adjoins the established edge of the village to the West. These properties are set down relative to the site. To the other boundaries the site adjoins open agricultural land are there are open views to elevated ground beyond to the East . The SSSI which lies to the SW is separated by Callow Lane which forms the site's southern boundary,
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:	MIN014
Site Address:	Land south of Callow Lane, Minsterley
Settlement:	Minsterley
Site Size (Ha):	2.72
Indicative Capacity (Dwellings):	82
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site adjoins the developed edge of the village but is a traditional meadow grassland which is a designated SSSI.
Surrounding Character:	Edge of village housing and agricultural countryside
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 located within a SSSI.
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:	MIN015
Site Address:	Land west of Horsebridge Road, Minsterley
Settlement:	Minsterley
Site Size (Ha):	7.23
Indicative Capacity (Dwellings):	217
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Comprises agricultural land to North western rural fringe of village, adjoining the development boundary only at its SE portion where it wraps around the two last detached properties on Horsebridge Road. Site forms part of a much larger open field .Bounded by hedgerow/tree boundaries to the Southern & Western boundaries. A footpath runs along the eastern side of the field from access point in a NW direction. There are also overhead lines running across the site and some mature trees in at periphery and in middle of site that may be of value. This is part of the countryside approach to Minsterley from a northerly direction incorporating undulating agricultural land. Hedgerow removal has reduced the landscape quality of the field. As land rises to the north, development further away from the village edge could be quite intrusive in the rural setting
Surrounding Character:	Site predominately adjoined by 'agricultural ' land except where it adjoins properties on edge of the village to the southern eastern proximity.
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:	MIN016
Site Address:	North of Bath Arms, Minsterley
Settlement:	Minsterley
Site Size (Ha):	0.71
Indicative Capacity (Dwellings):	21
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Area of rough grazing centrally located in Minsterley village . It is sited to the north of the residential development Bath Mews with no access point other than off this development. The site is bounded to the West by Minsterley Brook
Surrounding Character:	The area has a mixed character with residential development to the South, Minsterley Brook to the West, agricultural land to the north and the industrial premises of the food processing operation Rea Valley Foods to the East.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹ :	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability¹:	
Size²:	
Strategic Suitability³:	The site is located within flood zones 2 and/or 3.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	MIN017
Site Address:	Land south of The Grove, Minsterley
Settlement:	Minsterley
Site Size (Ha):	2.76
Indicative Capacity (Dwellings):	83
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A large site consisting of agricultural land to the north of Minsterley.
Surrounding Character:	Character to east is predominantly agricultural. Character to north and west is predominantly residential, beyond which it is agricultural. Character to the south is predominantly residential.
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:	MIN018
<i>Site Address:</i>	Land west of A488, Minsterley
<i>Settlement:</i>	Minsterley
<i>Site Size (Ha):</i>	1.05
<i>Indicative Capacity (Dwellings):</i>	31
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	An L shaped site consisting of an agricultural field located to the east of Minsterley.
<i>Surrounding Character:</i>	Character to the north and east is predominantly agricultural. Character directly to the south is residential beyond which it is agricultural. Character to the west is agricultural beyond which it is employment.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	MIN019
Site Address:	Land south of Hall Farm, Minsterley
Settlement:	Minsterley
Site Size (Ha):	16.71
Indicative Capacity (Dwellings):	501
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A very large and linear site located to the south of Minsterley. The site is an agricultural field.
Surrounding Character:	Character to north is predominantly residential. Character to south and east is primarily agricultural although there is ribbon residential development along Plox Green Road immediately to south and east. Character to the west is primarily agricultural.
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.

Community Hub: Pontesbury

Site Assessment - Stage 2b

Site Reference:	POH001X
<i>Site Address:</i>	Land at Pontesbury Hill
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	0.12
<i>Indicative Capacity (Dwellings):</i>	<5
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Site consists of a wooded area on Pontesbury Hill.
<i>Surrounding Character:</i>	Surrounding character is a mix of agricultural, woodland and residential.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<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 adjacent 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:	PON001
Site Address:	North of Ash Grove, Pontesbury
Settlement:	Pontesbury
Site Size (Ha):	1.25
Indicative Capacity (Dwellings):	37
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Comprises partly sloping grassland to the northern side of the village with access off Station Road directly adjoining development boundary to South. The triangular part of the site is sloping up the site to the west from Station Road, initial slope is gentle but rises more steeply towards the top of the site. The southern rectangular element is reasonably level and contained. The site is accessed at a narrow pinch point off Station Road which is located between a detached dwelling (Coach House)to the south and dismantled railway line to the north.
Surrounding Character:	A dismantled railway line (track) lies to the Northern perimeter which is defined by dense tree boundary. To the South & East lie adjoining residential properties and more natural hedgerow features to the western boundary with a menage & agricultural uses 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.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PON002
Site Address:	East of Hinton Lane, Pontesbury
Settlement:	Pontesbury
Site Size (Ha):	1.71
Indicative Capacity (Dwellings):	51
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Comprises rural land set in undulating countryside to North Eastern side of village with no directly adjoining residential properties. It is detached from the the development boundary which lies directly to the west across the adjoining road, Hinton Lane . Telegraph poles along eastern field boundary & in western part of site
Surrounding Character:	Site predominately adjoined by agricultural land except for paddock to the South which adjoins the green lane access which forms the southern site boundary. The land does not directly adjoin any other established residential development but the newly built Hall Bank development (allocated by SAMDev Plan) and Willow House lie on the opposite side of Hinton Lane facing the land. Other than this there are modern properties(separated by paddock land) to the South off Hinton Lane and the further distant low density development off David Ave
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:	PON004
Site Address:	Land north of David Avenue, Pontesbury
Settlement:	Pontesbury
Site Size (Ha):	1.35
Indicative Capacity (Dwellings):	40
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Comprises agricultural land to the north eastern fringe of village adjoining the development boundary, lying directly to the rear of properties on David Avenue, which are accessed off Main Road. It lies close to the entrance of the village from the Shrewsbury direction. Site is connected to the built up limit of the village. It is a contained site with a developed edge of village feel because of the proximity and visibility of adjoining residential properties to the South and the rough grazing character. It forms a green buffer between existing housing development and the adjoined more managed agricultural land. It also forms part of the countryside setting of this eastern end of Pontesbury.
Surrounding Character:	Site predominately adjoined by 'agricultural' land (ploughed field to the N & W and pasture to E) except where it adjoins the built up edge of the village to the southern boundary. This southern boundary adjoins the rear of David Avenue which consists of mainly mature residential development.
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:	PON005
<i>Site Address:</i>	Land rear of Hall Bank, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	0.90
<i>Indicative Capacity (Dwellings):</i>	27
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The linear site comprises former railway line and adjoining land to the north fringe of village off the Hall Bank one way system. It adjoins the development boundary to the West & South & is centrally located relative to services and facilities. The site incorporates various uses including Recreation/Play area /Pontesbury & District Gardeners Association building, access & parking, Right of Way.
<i>Surrounding Character:</i>	The site is largely adjoined by grassland and is well screened to the South & North by a hedgerow/tree boundaries. There are some significant boundary trees
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	Not Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	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:	Much of the site is a well-valued 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:	PON006X
<i>Site Address:</i>	Land at School Bank
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	0.05
<i>Indicative Capacity (Dwellings):</i>	<5
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of the public convenience and its surrounding curtilage.
<i>Surrounding Character:</i>	Surrounding character is a mix of residential, commercial and open space (associated with the nearby place of worship).
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<p>Availability¹:</p> <p>Size²:</p> <p>Strategic Suitability³:</p>
	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 adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).
	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:	PON007X
<i>Site Address:</i>	Land at School Bank
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	0.11
<i>Indicative Capacity (Dwellings):</i>	3
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of an amenity green space within Pontesbury.
<i>Surrounding Character:</i>	Surrounding character is a mix of residential, commercial and open space (associated with the nearby place of worship).
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<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 adjacent 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:	PON008
<i>Site Address:</i>	Land west of the Ozarks, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	1.98
<i>Indicative Capacity (Dwellings):</i>	59
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Large site on the Western rural fringe of village on the northern side of Minsterley Road. The development boundary does not directly bound the site but it is well related to established residential development across Minsterley Road to the South.
<i>Surrounding Character:</i>	Whilst predominantly rural, adjoining to the West are buildings associated with for Homemaster removals & Storage master self storage. These are large sheeting and timber clad building accessed off Minsterley road. To East is the detached property, The Ozarks, which has a large residential curtilage adjoins. There is mixed residential development across the road to the south including older traditional & modern estate development (Ashford Drive etc).
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PON009
<i>Site Address:</i>	Land south of Main Road, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	3.09
<i>Indicative Capacity (Dwellings):</i>	93
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site is on the rural Eastern approach to the village and does not directly adjoin the existing development boundary, It comprises a recreational/playing field facility, including bowling club with club house and pavilion. The facility is obviously well managed and in active use . Some attractive trees on the site
<i>Surrounding Character:</i>	Site adjoined by 'open' land with playing field to the west and agricultural & wooded to other sides. The primary & secondary schools lie within relatively close proximity to the West
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹ :</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	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:	Much of the site comprises an identified outdoor sports facility.
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:	PON010
Site Address:	Land east of Bogey Lane, Pontesbury
Settlement:	Pontesbury
Site Size (Ha):	1.29
Indicative Capacity (Dwellings):	39
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Rough grazing site on rural fringe of village. It is a relatively low, enclosed field with a 'natural' character which is detached from any residential development. Although the site partly adjoins the existing development boundary the proximity is to school grounds and playing fields, rather than residential development. The site is very contained, forming a discrete parcel of land which feels detached from the main urban form. It is not considered therefore that the site is well related to the main built up area of the village
Surrounding Character:	Adjoined predominately by agricultural land uses to South and the East with schools and associated open space to the west and north. It is set within generally attractive countryside with a rising aspect, to Pontesford Hill (SE) which is prominent in the background. Site potentially sensitive due to relationship to the AONB
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:	PON011
<i>Site Address:</i>	Land to the rear of Linley Terrace, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	8.52
<i>Indicative Capacity (Dwellings):</i>	256
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Large site on generally elevated land to SE fringe of village, lying directly to rear of Linley Terrace. Mainly agricultural pasture land with large wooded /scrub area to NE. Also includes playing field
<i>Surrounding Character:</i>	Site predominately surrounded by 'open' land except where it adjoins the built up edge of the village to the NW boundary, with relatively dense (mainly mature) development on Linley Terrace and less dense, detached properties on Habberley Rd. To the SW it is adjoined by agricultural land & by grounds of Pontesbury Primary school to the North West.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹ :</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Conclusion:	
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:	PON012
<i>Site Address:</i>	Land south of Harlow, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	2.06
<i>Indicative Capacity (Dwellings):</i>	62
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Comprises undulating land with general rise to the SSE at Southern rural fringe of village. This site comprises a single, large field enclosed by traditional hedgerow/tree boundaries. The limited adjoining residential development does not impinge on the site and it has a very much countryside feel to it. There is a general rising aspect to the south, although not steeply sloping. The site feels isolated from the main village core
<i>Surrounding Character:</i>	The site only abuts the developed area of the village to one boundary (N) where it adjoins the dwelling house, Harlow. Other development in this area is more scattered in nature such as properties on Habberley Road, a number of which appear to have an agricultural origin. Site predominately adjoined by agricultural land
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹ :</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Conclusion:	
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:	PON013
<i>Site Address:</i>	Land east of Whitwell Lane, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	1.65
<i>Indicative Capacity (Dwellings):</i>	50
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Comprises land to the southern fringe of village bounded by Whitwell Lane Rosemary Way & Habberley Road properties with a significant portion of the site adjoining the development boundary and being enclosed by it. The area is subdivided by hedgerow boundaries, incorporating a number of small scale fields with varied grazing related uses, including donkey paddock. Area characterised by small fields which have an intimate enclosed character.
<i>Surrounding Character:</i>	Adjoined predominately by agricultural land uses to South west , with low density housing development enclosing to the North.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹ :</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Availability¹:	
Size²:	
Strategic Suitability³:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PON014
<i>Site Address:</i>	Land North West of Pontesbury Hill Road, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	4.20
<i>Indicative Capacity (Dwellings):</i>	126
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Large parcel of undulating agricultural land to the south west of Pontesbury.
<i>Surrounding Character:</i>	Adjoined predominately by agricultural land uses to south and west. Low density housing development of Pontesbury Hill Road to east and medium density housing to north and north east.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹ :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PON015
<i>Site Address:</i>	Land West of Station Road, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	11.24
<i>Indicative Capacity (Dwellings):</i>	337
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Comprises agricultural land to the northern side of the village with access off Station Road.
<i>Surrounding Character:</i>	Site predominately adjoined by agricultural land except where it adjoins the small residential development to the South (Castle Green) and has no direct connection to the development boundary with physical separation being provided by dismantled railway line.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹ :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PON016
<i>Site Address:</i>	Pontesbury Glebelands, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	1.73
<i>Indicative Capacity (Dwellings):</i>	52
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	An irregularly shaped site comprising steeply sloping land to the southern fringe of village bounded by Whitwell Lane & Pontesbury Hill Road. Partly adjoins the development boundary. The area is subdivided by hedgerow boundaries, with long linear plot to North. Consists of attractive small enclosed pastoral fields acting as part of a green corridor and setting to the southern edge of the settlement core. The area is an important part of the character of this part of the settlement .
<i>Surrounding Character:</i>	Adjoined predominately by agricultural land uses to Southern portion, with low density housing development of Pontesbury Hill Rd to NW & Whitwell Lane bounding to SE
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹ :</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Conclusion:	
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:	PON017
<i>Site Address:</i>	The Ozarks, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	0.37
<i>Indicative Capacity (Dwellings):</i>	11
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Elevated, prominent site on the North Western fringe of village and forming the curtilage of The Ozarks, a residential property
<i>Surrounding Character:</i>	Mixed character rural fringe. It is adjoined to the North by an orchard with grassland/grazing land further to the North & South. Land to the West is cropped agricultural. To NW depot/storage building with residential properties directly to NE. These properties can be seen on the skyline. It is an area with various subdivided uses and has an intimate quality.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PON018X
<i>Site Address:</i>	Land at Polesgate Cottage, Pontesbury.
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	0.06
<i>Indicative Capacity (Dwellings):</i>	<5
<i>Type of Site:</i>	
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of a driveway and residential garden plot. Site boundaries are defined by residential curtilages to north-east and north-west and the road to the south.
<i>Surrounding Character:</i>	Surrounding character is residential.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<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 adjacent 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:	PON020
<i>Site Address:</i>	Land off Mount Close, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	1.23
<i>Indicative Capacity (Dwellings):</i>	37
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of an agricultural field located to the south-west of Pontesbury.
<i>Surrounding Character:</i>	Character to north and west is primarily residential. Character to south and east is predominantly agricultural.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹ :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PON021
<i>Site Address:</i>	Land at Brookside, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	3.02
<i>Indicative Capacity (Dwellings):</i>	91
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of mixed greenfield uses, including garden, paddock and agricultural, located to the south of Pontesbury. Land rises steeply to the western boundary and to the south, with site prominent in the village
<i>Surrounding Character:</i>	Character to north, east and west is primarily residential. Character to the south is predominantly agricultural.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Conclusion:	
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:	PON022
<i>Site Address:</i>	Land off Main Road, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	1.69
<i>Indicative Capacity (Dwellings):</i>	51
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Agricultural field located to the north of Pontesbury.
<i>Surrounding Character:</i>	Character to north and east is primarily agricultural. Character to the south is residential, beyond this it is open space. Character to the west is a mix of residential and agricultural.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Conclusion:	
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:	PON023X
Site Address:	Yew Tree Cottage, Habberley Road, Pontesbury.
Settlement:	Pontesbury
Site Size (Ha):	0.04
Indicative Capacity (Dwellings):	<5
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A small portion of an agricultural field, containing a small barn. Site boundaries are defined by the road to the east, a property curtilage to the north and west, and are undefined to the south.
Surrounding Character:	Surrounding character is predominantly agricultural, with residential to north and rural dwellings to the south.
Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	
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 adjacent 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:	PON024X
<i>Site Address:</i>	Land at Kylemore
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	0.03
<i>Indicative Capacity (Dwellings):</i>	<5
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of an existing dwelling.
<i>Surrounding Character:</i>	Residential.
<i>Suitability Information: (from SLAA)</i>	Not Suitable
<i>Availability Information¹:</i>	
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	<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 adjacent 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:	PON025
<i>Site Address:</i>	Land north west of David Avenue, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	4.50
<i>Indicative Capacity (Dwellings):</i>	135
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage brownfield:</i>	0%
<i>General Description:</i>	The site is large and irregularly shaped. It consists of a series of agricultural fields located to the north of Pontesbury.
<i>Surrounding Character:</i>	Character to north, east and west is predominantly agricultural. Character to south is a mix of agricultural and residential.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹ :</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	As the sites availability for residential development is unknown the site will not proceed to the next stage of the site assessment process.
Conclusion:	
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:	PON027
<i>Site Address:</i>	Rear of 5 Whitwell Lane, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	0.25
<i>Indicative Capacity (Dwellings):</i>	8
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of an agricultural field located to the south of Pontesbury
<i>Surrounding Character:</i>	Character to north, east and west is primarily residential. Character to south is predominantly agricultural.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹ :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PON028
<i>Site Address:</i>	Land adjacent to Mary Webb Close, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	0.59
<i>Indicative Capacity (Dwellings):</i>	18
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of part of an agricultural field located to the north of Pontesbury
<i>Surrounding Character:</i>	Character to north, east and west is predominantly agricultural. Character to the south is predominantly residential.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹ :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PON029
<i>Site Address:</i>	Willow House, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	0.39
<i>Indicative Capacity (Dwellings):</i>	12
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of a large dwelling, its outbuildings, curtilage and associated paddock.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural, however the adjacent site to the south-west has been allocated for/received Planning Permission for residential development.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹ :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PON030
<i>Site Address:</i>	Land south of The Ozarks, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	0.26
<i>Indicative Capacity (Dwellings):</i>	8
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of a small field located between the property known as The Ozarks and Minsterley Road.
<i>Surrounding Character:</i>	Character to the west is predominantly agricultural. Character to the south is predominantly residential. Character to the north is a mix of large rural dwellings on large plots (immediately to the north of the site), beyond which it is agricultural. Character to the east is a mix of residential and land allocated for residential development.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PON031
<i>Site Address:</i>	East of Hinton Lane, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	0.36
<i>Indicative Capacity (Dwellings):</i>	11
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of a paddock located to the east of Hinton Lane.
<i>Surrounding Character:</i>	Character to north and east is predominantly agricultural. Character to the south is residential (large dwellings on large plots). Character to the west is a mix of residential development and land allocated for residential development.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹ :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PON032
<i>Site Address:</i>	Land north of Mary Webb Close, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	1.12
<i>Indicative Capacity (Dwellings):</i>	34
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of an agricultural field located to the north of Pontesbury.
<i>Surrounding Character:</i>	Character to north, east and west is predominantly agricultural. Character to the south is predominantly residential.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹ :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PON033
<i>Site Address:</i>	North-west of Castle Green, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	6.02
<i>Indicative Capacity (Dwellings):</i>	180
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of part of an agricultural field located to the north-west of Pontesbury.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural. However there are residential dwellings to the south-east.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹ :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PON034
<i>Site Address:</i>	Land south of Bridge Leys Lane, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	4.09
<i>Indicative Capacity (Dwellings):</i>	123
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of a series of agricultural fields located to the south of Pontesbury.
<i>Surrounding Character:</i>	Character to south and east is predominantly agricultural. Character to north and west is a mix of agricultural and residential.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹ :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PON035
<i>Site Address:</i>	Land either side of Whitwell Lane, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	1.94
<i>Indicative Capacity (Dwellings):</i>	58
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of agricultural fields to the south of Pontesbury. It is divided into two parcels of land separated by Whitwell Lane.
<i>Surrounding Character:</i>	character to north, east and south is predominantly agricultural. Character to west is residential (development along Pontesbury Hill Road), beyond which it is agricultural.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹ :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PON036
<i>Site Address:</i>	Land south of Brookside, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	1.14
<i>Indicative Capacity (Dwellings):</i>	34
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of a series of small agricultural fields located to the south of Pontesbury, close to the historic core of the settlement. Site boundaries are defined by property curtilages to north and east, and field boundaries to south and west.
<i>Surrounding Character:</i>	Character to the north, east and west is predominantly residential. Character to the south is predominantly agricultural.
<i>Suitability Information: (from SLAA)</i>	Not Currently Suitable but Future Potential
<i>Availability Information¹ :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PON037
<i>Site Address:</i>	Land East of Hinton Lane, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	1.70
<i>Indicative Capacity (Dwellings):</i>	51
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of an agricultural field located to the north of Pontesbury. The site is separated from the built form of Pontesbury by other agricultural fields.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural.
<i>Suitability Information: (from SLAA)</i>	N/A
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Availability¹:	
Conclusion: Size²:	
Strategic Suitability³:	The site was promoted following the conclusion of the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

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

Site Assessment - Stage 2b

Site Reference:	PON038
<i>Site Address:</i>	Land off Lower Road, Pontesbury Hill
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	0.09
<i>Indicative Capacity (Dwellings):</i>	<5
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of a residential garden plot between two dwellings. Site boundaries are defined by residential curtilages to east and west and the road to the south and north.
<i>Surrounding Character:</i>	Surrounding character is a mix of residential, agricultural and woodland.
<i>Suitability Information: (from SLAA)</i>	N/A
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. 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 adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).</p> <p>Strategic Suitability³: The site was promoted following the conclusion of 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:	PON039
<i>Site Address:</i>	Land opposite the Briar Patch, near Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	0.05
<i>Indicative Capacity (Dwellings):</i>	<5
<i>Type of Site:</i>	Mixed
<i>If mixed, percentage brownfield:</i>	Approx 10%
<i>General Description:</i>	The site consists of a driveway and residential garden plot. Site boundaries are defined by residential curtilages to north-east and north-west and the road to the south.
<i>Surrounding Character:</i>	Surrounding character is a mix of residential, agricultural and woodland.
<i>Suitability Information: (from SLAA)</i>	N/A
<i>Availability Information¹:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹:
Size²:	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 adjacent site is not considered available and/or the strategic assessment has identified a significant constraint).
Strategic Suitability³:	Strategic Suitability³: The site was promoted following the conclusion of 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:	PON040
<i>Site Address:</i>	Garden of Breidden Cottage, Pontesbury
<i>Settlement:</i>	Pontesbury
<i>Site Size (Ha):</i>	0.18
<i>Indicative Capacity (Dwellings):</i>	<5
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of a residential garden plot. Site boundaries are defined by residential curtilages to south, east and west and an agricultural field boundary to the north.
<i>Surrounding Character:</i>	Surrounding character is a mix of residential and agricultural.
<i>Suitability Information: (from SLAA)</i>	N/A
<i>Availability Information¹ :</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. To confirm this conclusion, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	Availability¹:
	Size²:
	Strategic Suitability³:
Summary:	As the site is less than 0.2ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. However, the site is adjacent to other promoted sites with a combined site area of greater than 0.2ha (and the other site is considered available and the strategic assessment has not identified a significant constraint). The site was promoted following the conclusion of the SLAA. 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.

**Minsterley and Pontesbury
Place Plan Area
Stage 3 Detailed Site Review:
Site Assessments**

Community Hub: Minsterley

Site Assessment - Stage 3

Site Reference:	MIN004
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	11%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	16%
<i>Percentage of the site within 20m of a detailed river network:</i>	15%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Not assessed
<i>Visual Impact Considerations: (from the LVSS)</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A488 Station Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund new estate road access and any necessary traffic calming and footway along site frontage on north side of A488.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes development will fund footway link on north side of A488 along factory frontage to link site with existing footway. Pedestrian crossing facilities should also be provided to give option to access footway on south side of A488.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	0

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.
<i>Ecology Comments Other Constraints:</i>	The eastern boundaries form an Env. Network corridor due to the presence of a ditch/drain. This should be appropriately buffered. Requires a botanical survey, Ecla and surveys for bats, GCN (ponds within 250m), otters, water voles, badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	See accompanying document
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	0
<i>Heritage Comments Opportunities:</i>	0
<i>Tree Comments Significant Constraints:</i>	0
<i>Tree Comments Other Constraints:</i>	No significant tree cover
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	0
<i>Public Protection Comments Other Constraints:</i>	Contaminated land likely to exist due to past land use. Potential noise from commercial activities directly to the west and from road to the south.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely be available. Suggest separation from the site to the west by putting in green space and road into the site along here to remove properties from close proximity. Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	0
Conclusion - Stage 2a Sustainability Appraisal:	Good

Strategic Considerations:	<p>The site is within the development boundary for Minsterley and is suitable for development in principle. However a small section of the site is classified as protected employment land and the site adjoins a large area in existing employment use. As such residential development on the element of the site that is protected employment conflicts with policy. Additionally, in the case of residential development there may be a need to mitigate the noise impacts of adjoining and nearby industrial and commercial uses. There is an area of known pluvial flood risk which may reduce the capacity of the site for development and the site is also likely to be subject to contamination issues which require addressing. The eastern boundaries of the site form an environmental network which will require buffering and the ecological value of the site assessed. A Habitats Regulation Assessment (HRA) will in any case be required in relation to the in-combination recreational impact on the Stiperstones and Hollies SAC and dependent on the outcome, any impact mitigation measures may require increased open space to be provided by the development</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Footway; buffers to industrial area and to environmental network .Additional open space may be required to mitigate any recreational impacts identified by HRA. The site is well related to the built form of the settlement and existing allocated sites. It presents an opportunity to provide a mix of residential uses and some high quality open space.</p>
Known Infrastructure Opportunities:	<p>Pedestrian crossing. The site is well related to the built form of the settlement and existing allocated sites. It presents an opportunity to provide a mix of residential uses and some high quality open space.</p>
Potential for Windfall?	<p style="text-align: center;">Yes</p>
Potential for Allocation?	<p style="text-align: center;">Yes</p>
Recommendation	<p style="text-align: center;">Not proposed for allocation</p>
Reasoning	<p>Site is suitable in principle for development without allocation as it lies within the development boundary and has had previous approval for a mixed residential/employment scheme. The site is subject to a current planning application</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>

Site Assessment - Stage 3

Site Reference:	MIN017
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	27%
<i>Percentage of site in Flood Zone 2:</i>	39%
<i>Percentage of site in Flood Zone 1:</i>	61%
<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>	28%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Horsebridge Road and The Grove
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes estate road standard access can be provided in the gap left by the demolition of "Belmont". Access onto The Grove should be avoided as the junction with Horsebridge needs improvement, including footways and there is insufficient highway land to do this. Potentially 82 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. If pedestrian improvements can be delivered on Horsebridge Road between the site and the B4499 junction. OR Pedestrian bridge access to the PRoW on the east side of Minsterley Brook is provided from the south east corner of the site and the PRoW is improved (south of this point) to all weather standards along the brook to the B4387.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	0

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	The eastern part of the site is within the Env. Network due to the presence of a watercourse. This should be appropriately buffered. A PROW crosses the site. In floodplain? Requires a botanical survey, Ecla and surveys for bats, GCN (ponds within 500m), otters, water voles, white-clawed crayfish, badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	See accompanying document
<i>Heritage Comments Significant Constraints:</i>	0
<i>Heritage Comments Other Constraints:</i>	Site contains the reputed site of a monastery (HER PRN 02869). Whilst highly conjectural this would need to be tested archaeologically
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	0
<i>Tree Comments Significant Constraints:</i>	0
<i>Tree Comments Other Constraints:</i>	Agricultural land with boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	0
<i>Public Protection Comments Other Constraints:</i>	Commercial activity to the east but separated from the site by some distance.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	0
Conclusion - Stage 2a Sustainability Appraisal:	Good

Strategic Considerations:	<p>The site relates to the existing built form of Minsterley being located adjoining The Grove. Known pluvial and fluvial flood risk and flooding however significantly reduces the capacity of the site for development. There have been flood management works implemented to protect properties at The Grove and the Reabrook floods across the site with the extent of flooding known to exceed that currently mapped on Flood Maps.</p> <p>Additionally a Habitat Regulations Assessment would be required for in-combination recreational impact on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for any impact are likely to be delivered through an increase in the amount of open space provided by the development. The public right of way crossing the site, retention of mature trees and hedgerows, potential archaeological and other ecological interest would also be a considerations.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Flood risk assessment recommendations; suitable access; pedestrian links; buffering to environmental network.</p> <p>The site is well related to the built form of the settlement and existing allocated sites. It presents an opportunity to provide a mix of residential uses and some high quality open space.</p>
Known Infrastructure Opportunities:	<p>The site is well related to the built form of the settlement and existing allocated sites. It presents an opportunity to provide a mix of residential uses and some high quality open space.</p>
Potential for Windfall?	<p style="text-align: center;">No</p>
Potential for Allocation?	<p style="text-align: center;">No</p>
Recommendation	<p style="text-align: center;">Retain as Countryside</p>
Reasoning	<p>Although the site is well related to the built village form a significant part of the site is subject to flood risk and known flooding issues. Development of the site would result in displaced water and potentially further impact on flood storage capacity.</p> <p style="text-align: center;">The site is not preferred on this basis.</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>

Site Assessment - Stage 3

Site Reference:	MIN018
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	6%
<i>Percentage of site in Flood Zone 1:</i>	94%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	21%
<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>	24%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium and Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A488
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes development will fund review and extension of existing 30mph speed limit any necessary traffic calming provided. Roundabout access junction would be preferable and linked to MIN009. Footway to be provided along site (north side of A488) to link with footway in front of neighbouring development.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes site access will incorporate pedestrian crossing facility to footway/cycleway on south side of A488 leading to Pontesbury and fund (jointly with MIN009) the missing footway link on north side of A488 in front of Meadow Brook.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	0

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.
<i>Ecology Comments Other Constraints:</i>	The western boundary forms an Env. Network corridor due to the presence of a ditch/drain. This should be appropriately buffered. Requires a botanical survey (could be marshy grassland), Ecla and surveys for bats, GCN (ponds within 250m), otters, water voles, badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	See accompanying document
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	0
<i>Heritage Comments Opportunities:</i>	0
<i>Tree Comments Significant Constraints:</i>	0
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	0
<i>Public Protection Comments Other Constraints:</i>	Road to the east creating noise.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	0
Conclusion - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	<p>The site is well related to the existing built form of Minsterley. Known pluvial flood risk will reduce the capacity of the site for development. Thus the design, layout of and access to the development will need to take into account surface water flood risk informed by a flood risk assessment. Development should be restricted to land outside the 1,000 year surface flood risk zone. Flood risk and accessibility to village services contribute to poor performance in Stage 2a of the Sustainability Appraisal: Site Assessment but can be mitigated. The site is subject to some environmental constraints, including trees and hedgerows and environmental network to western boundary . Therefore detailed consideration of trees & hedgerows& ecological interest will be necessary in relation to development proposals. A Habitat Regulations Assessment will be required for in-combination recreational impact on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for any impact are likely to be delivered through an increase in the amount of open space provided by the development.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Traffic calming, footway extension and crossing and extension of 30 mph speed limit will be required. Additional open space may be required to mitigate any recreational impacts identified by HRA.</p> <p>The site is well related to the built form of the settlement and existing allocated sites. It presents an opportunity to provide a mix of residential uses and some high quality open space.</p>
Known Infrastructure Opportunities:	<p>pedestrian crossing to footway/cycleway on opposite side of road.</p> <p>The site is well related to the built form of the settlement and existing allocated sites. It presents an opportunity to provide a mix of residential uses and some high quality open space.</p>
Potential for Windfall?	<p style="text-align: center;">No</p>
Potential for Allocation?	<p style="text-align: center;">Yes</p>
Recommendation	<p style="text-align: center;">Preferred site for allocation</p>
Reasoning	<p>Although scoring poorly in the sustainability appraisal due to the presence of flooding and the sites location relative to services and facilities, the site is well related to the village form as extended by recent residential development and with the provision of footpath/cycleway links accessibility to services and facilities will be improved. In particular the site is well placed in relation to the bus route and the cycleway to Pontesbury where the nearest secondary school and other additional services and facilities are located. It is believed that an acceptable access and an appropriate site layout can be achieved to avoid flood constraints. A FRA should inform the development scheme. Significant flood issues and other constraints limited more centrally located site options</p>
If proposed for Allocation, Potential Capacity:	<p style="text-align: center;">20</p>
If proposed for Allocation Design Requirements:	<p>The design, layout of and access to the development will need to take into account surface water flood risk informed by a flood risk assessment and significant hedgerows/trees .</p>

Site Assessment - Stage 3

Site Reference:	MIN019
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	2%
<i>Percentage of site in Flood Zone 2:</i>	2%
<i>Percentage of site in Flood Zone 1:</i>	98%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	9%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-Low
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	N
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Y. If the site can secure a short suitable length of link road to meet B4499. it is assumed such a link is not deliverable on the A488 boundary of the site.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. If a suitable junction arrangement can be delivered on the B4499 with any appropriate extension of the existing 30mph speed limit and any necessary traffic calming. Footway will need to be provided along site frontage along with pedestrian crossing facility (to existing footway on north side of Leigh Road B4499). Potentially 501 homes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assuming such a large development would fund a pedestrian link across Minsterley Brook to the primary school.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	0

<i>Ecology Comments Significant Constraints:</i>	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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. May trigger Natural England's SSSI IRZ.
<i>Ecology Comments Other Constraints:</i>	Most of the eastern boundary forms an Env. Network corridor due to the presence of a watercourse. This should be appropriately buffered. PROWs run along the western boundary and a PROW crosses the site. Requires an Ecla and surveys for bats, GCN (ponds within 500m), otters, water voles, white-clawed crayfish, badgers and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	See accompanying document
<i>Heritage Comments Significant Constraints:</i>	0
<i>Heritage Comments Other Constraints:</i>	Potential impact on setting of Grade II* Minsterley Hall (NHLE ref. 1055191). No known archaeological interest but large size of site suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of LB; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	0
<i>Tree Comments Significant Constraints:</i>	0
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant boundary trees and hedgerows. Strip of woodland on part of south west boundary.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	0
<i>Public Protection Comments Other Constraints:</i>	Landfill close to the southern tip of the site. Road to east of some of the site may create noise. Hall Farm to the north is a significant holding. May be odour, dust, noise from this site.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available for con land. Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment. Suggest separation from Hall Farm to remove potential constraints on existing farm activities as a result of buildings encroaching on it.
<i>Public Protection Comments Opportunities:</i>	0
Conclusion - Stage 2a Sustainability Appraisal:	Fair

Strategic Considerations:	<p>The site adjoins an existing allocated site in Minsterley and would need to achieve access via this adjoining development or otherwise create a link road to the B4499. Most of the eastern boundary forms an Environmental Network which needs to be buffered. Public rights of way run along the western boundary and cross the site. Proximity to trees, possible impact on Grade II* building, potential archaeological and other ecological interest will also be a consideration. There also may be some contamination on the southern tip of the land.</p> <p>Known pluvial & fluvial flood risk may reduce the capacity of the site for development. Thus the design, layout of and access to the development will need to take into account. Development should be restricted to land outside the 1,000 year surface flood risk zone. A Habitat Regulations Assessment will be required for in-combination recreational impact on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for any impact are likely to be delivered through an increase in the amount of open space provided by the development.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Suitable access/ junction to the B4499 ; footway extension.</p> <p>The site is well related to the built form of the settlement and existing allocated sites. It presents an opportunity to provide a mix of residential uses and some high quality open space.</p>
Known Infrastructure Opportunities:	<p>pedestrian link across Minsterley Brook to the primary school.</p> <p>The site is well related to the built form of the settlement and existing allocated sites. It presents an opportunity to provide a mix of residential uses and some high quality open space.</p>
Potential for Windfall?	<p style="text-align: center;">No</p>
Potential for Allocation?	<p style="text-align: center;">No</p>
Recommendation	<p style="text-align: center;">Retain as Countryside</p>
Reasoning	<p style="text-align: center;">This is a very large, open site, which if developed would yield development which would be out of scale with the existing settlement of Minsterley. The site becomes more sensitive in visual sensitivity terms as beyond the area enclosed by the existing built form and views toward the AONB and very open landscape are highlighted. There are additional natural and historic environment constraints which would also need to be assessed and taken into account.</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>

Community Hub: Pontesbury

Site Assessment - Stage 3	
Site Reference:	PON001
Coal Authority Reference Area?	Yes
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
Visual Impact Considerations: (from the LVSS)	Medium-Low
Highway Comments - Direct Access to Highway Network?	N
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	The approved layout for 14/01233/OUT does not appear to provide access for PON001 onto the Minsterley Road and the site stops short of a frontage onto Station Road.
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.

<i>Ecology Comments Other Constraints:</i>	The northern boundary forms an Env. Network corridor. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds. The hedgerows/scrub should be retained and appropriately buffered. There are TPOs on the site.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant boundary trees and hedgerows. TPOs on site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Contaminated land likely to be found due to historic contamination.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair

Strategic Considerations:	<p>The site is relatively well located in relation to the existing allocated site and to the built form of the village. The site however has steeply rising topography, with adjoining neighbouring properties which could be impacted by development, and a constrained access point off Station Road. Whilst the site is additionally subject to some heritage and environmental constraints, including potential impacts on trees and hedgerows and its relationship to the environmental network, these are likely to be manageable constraints subject to detailed consideration.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Acceptable access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Environmental network enhancement. 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;">No</p>
Potential for Allocation?	<p style="text-align: center;">No</p>
Recommendation	<p style="text-align: center;">Retain as Countryside</p>
Reasoning	<p style="text-align: center;">Scope to create an acceptable access to the site is severely limited by the shape of the site and its relationship to the road network. Additionally the impact of development, including any access, on adjoining residential amenity would be a significant constraint.</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>

Site Assessment - Stage 3	
Site Reference:	PON002
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	1%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	High
Visual Impact Considerations: (from the LVSS)	High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Hinton Lane
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 the development will fund a suitable site access onto Hinton Lane and a speed limit, widening and provision of footway along the frontage of the site.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. The development can not deliver an improvement scheme on Hinton Lane south of the site involving a speed limit, widening and the provision of a footway.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.

<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments</i> <i>Other Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Agricultural land with significant boundary trees / woodland and hedgerows.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	No sig constraints noted.
Conclusion - Stage 2a Sustainability Appraisal:	Good

Strategic Considerations:	<p>The site has a potential capacity of around 50 dwellings and development of the site could not deliver required improvements to the adjoining road network to secure appropriate access and the provision of a footway. The site is additionally located within an area of high landscape and visual sensitivity. Whilst the site is additionally subject to some heritage and environmental constraints, including potential impacts on trees and hedgerows, these are likely to be manageable constraints subject to detailed consideration.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Improvements to access including speed limit, widening and provision of footway along site frontage. 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 style="text-align: center;">No</p>
Potential for Allocation?	<p style="text-align: center;">No</p>
Recommendation	<p style="text-align: center;">Retain as Countryside</p>
Reasoning	<p style="text-align: center;">The provision of acceptable access to the site and delivery required highway and footway improvements and traffic calming is not considered to be achievable.</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>

Site Assessment - Stage 3	
Site Reference:	PON008
Coal Authority Reference Area?	Yes
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:	10%
Percentage of the site in the 100 year surface flood risk zone:	15%
Percentage of the site in the 1,000 year surface flood risk zone:	41%
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:	No
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium-Low
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	A488 Minsterley Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes the development will fund a suitable site access, potentially a roundabout junction incorporating Ashford Drive Lane and provision of footway along the frontage of the site.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Assumes the development will fund the missing footway link on the north side of Minsterley Road between the site and Ashford Way. This can be delivered within highway land.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.

<i>Ecology Comments Other Constraints:</i>	The western boundary forms an Env. Network corridor and is TPO'd. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. The hedgerows/trees/scrub should be retained and appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant boundary and field trees and hedgerows. TPOs adjacent to site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Contaminated land likely to be found due to historic contamination. Road noise from road to south.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available for con land. Potential to mitigate noise through separation distances to the road, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	A small part of the site is in flood zone 2 ,this and additional surface water 41%- 1000 year) flood risk is likely to reduce the capacity of the site for development. The design and layout of development will need to take into account: elevated and rising topography; mature trees and hedgerows; ecological interest; potential contamination and flood risk informed by a flood risk assessment. Relevant supporting studies should be undertaken and their recommendations implemented. Development should be restricted to land outside the 1,000-year surface flood risk zone. A Habitat Regulations Assessment will be required for in-combination recreational impact on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for any impact are likely to be delivered through an increase in the amount of open space provided by the development. The site falls within an area of medium landscape sensitivity and medium to low visual sensitivity for housing and this will need to be taken into account in site design. The site performs poorly in Stage 2a of the Sustainability Appraisal: Site Assessment largely as a result of proximity to protected trees and ancient woodland , wildlife and heritage assets and distance from some services and facilities.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A suitable new, joint funded access (potentially a roundabout junction) to serve all the sites off Minsterley Road and footway extension will be required. Opportunities to enhance environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Roundabout junction on A488 with Ashford Drive. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Allocate as preferred site in in combination with PON030 & PON017
Reasoning	Preferred site in combination with PON030 & PON017 subject to ecological, flood and contamination considerations being addressed. The site is relatively well located in relation to the existing allocated site and to the built form of the village and accessible off the A488 which has appropriate speed restrictions in place. Proximity to protected trees and ancient woodland , wildlife and heritage assets and accessibility to some village services contribute to poor performance in Stage 2a of the Sustainability Appraisal: Site Assessment but this can be mitigated. A large number of sites in Pontesbury however are subject to environmental and access constraints and this site benefits from direct access to the A488 which is a bus route . Impacts can be managed through site design and development requirements and mitigation measures include development in combination with adjoining sites, to provide open space within the site and a footway link from the site to facilitate access to services and facilities, including recreational areas. Additionally site layout and design, including landscaping and buffering to site boundary can be used to safeguard the adjoining TPO, other trees and woodland, environmental network, other ecological assets and address flood risk constraints.
If proposed for Allocation, Potential Capacity:	40 in combination with PON030 & PON017
If proposed for Allocation Design Requirements:	Site layout and access arrangements need to be considered in combination with PON030 & PON017.The design and layout of development will need to take into account: elevated and rising topography; mature trees and hedgerows; ecological interest; potential contamination and flood risk informed by a flood risk assessment. Area of flood risk understood to be adjacent to sensitive wooded area adjoining site providing opportunities to link to buffer impact and enhance environmental network. A Habitat Regulations Assessment will be required for in-combination recreational impact on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for any impact are likely to be delivered through an increase in the amount of open space provided by the development.

Site Assessment - Stage 3	
Site Reference:	PON014
Coal Authority Reference Area?	Yes
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:	2%
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)	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?	Pontesbury Hill Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes the development funds and appropriate estate road access onto Pontesbury Hill Road and improvements to Pontesbury Hill Road along the site frontage to estate road standards.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. Pontesbury Hill Road north of the site frontage is too narrow with no prospects for suitable improvement to an estate road standard to accommodate the additional traffic from a development of potentially 126 homes.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.

<i>Ecology Comments Other Constraints:</i>	PROWS cross the site. There are TPOs on the site. Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. The hedgerows/trees/scrub should be retained and appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	Site includes part of an area of early coal workings (HER PRN 06712), so is considered to have industrial archaeological potential.
<i>Heritage Comments Other Constraints:</i>	Site includes part of an area of early coal workings (HER PRN 06712), so is considered to have industrial archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Con land potential due to past historical contamination of the area. Road creating noise to the east.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available for con land. Potential to mitigate noise through separation distances to the road, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	<p>Access to sites to the South of Pontesbury is constrained. Pontesbury Hill Road is narrow and rural in character and the required improvements to the adjoining road network to secure appropriate access and the provision of a footway could not be delivered. The site is additionally located within an area of high landscape and visual sensitivity and overall the sensitivity of the landscape to change arising from new housing is high. Additionally, views within this strongly rural landscape are intervisible with the adjacent Shropshire Hills AONB. Landscape, proximity to heritage assets and protected trees and accessibility to village services are key factors in poor performance in Stage 2a of the Sustainability Appraisal: Site Assessment. Whilst public rights of way cross the site and it is additionally subject to some heritage and environmental constraints, including potential impacts on trees and hedgerows, these are likely to be manageable constraints subject to detailed consideration.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Improvements to Pontesbury Hill Road to standard required to service scale of development. 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 style="text-align: center;">No</p>
Potential for Allocation?	<p style="text-align: center;">No</p>
Recommendation	<p style="text-align: center;">Retain as Countryside</p>
Reasoning	<p style="text-align: center;">The provision of required access, highway and footway improvements is not considered to be achievable. Additionally the visual impact of development, taking into account the sites relationship to the AONB, would be a significant consideration.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	<p style="text-align: center;">N/A</p>

Site Assessment - Stage 3	
Site Reference:	PON015
Coal Authority Reference Area?	Yes
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
Visual Impact Considerations: (from the LVSS)	Medium-Low
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Station Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes the development funds an suitable access for potentially 337 homes onto Station Road and a footway along the site frontage.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. It is unlikely that this scale of development can be justified given the lack of pedestrian facilities along Station Road leading into the village and there being no potential for improvement.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.

<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. The southern boundary forms an Env. Network corridor. The boundary vegetation should be retained and appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	No known archaeological interest but large size of site suggests it may have some potential.
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but large size of site suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant boundary trees / woodland and hedgerows. TPOs on site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Con land potential due to past historical contamination of the area. Road creating noise to the east.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available for con land. Potential to mitigate noise through separation distances to the road, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Fair

Strategic Considerations:	<p>The very large site is not well linked to the village centre. It lacks pedestrian access along Station Road which has no potential for improvement. The site is also subject to some potential heritage and environmental constraints, including archaeology, ecology and trees and hedgerows which are however likely to be manageable constraints subject to detailed consideration.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>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 style="text-align: center;">No</p>
Potential for Allocation?	<p style="text-align: center;">No</p>
Recommendation	<p style="text-align: center;">Retain as Countryside</p>
Reasoning	<p>The site is poorly linked to the village and delivery of required pedestrian access footway improvements is not considered to be achievable. The level of development achievable on the whole site would be out of scale with the needs of the village.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	<p style="text-align: center;">N/A</p>

Site Assessment - Stage 3	
Site Reference:	PON017
Coal Authority Reference Area?	Yes
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
Visual Impact Considerations: (from the LVSS)	Medium-Low
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Private track to Minsterley Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assuming the development is limited to 1 home with access via the private track to Minsterley Road.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Assuming the development is limited to 1 home. Potential opportunity for the section of private track along the frontage of this development to be improved to adoptable standards.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.

<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 250m), badgers, reptiles and nesting birds. The trees and hedgerows should be retained and appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Boundary and site trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Contaminated land likely to be found due to historic contamination.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available for con land.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	Suitable for development for more than dwelling only if accessed and developed in combination with adjoining sites. The design and layout of development will need to take into account: elevated and rising topography; mature trees and hedgerows; ecological interest; potential contamination .Relevant supporting studies should be undertaken and their recommendations implemented. A Habitat Regulations Assessment will be required for in-combination recreational impact on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for any impact are likely to be delivered through an increase in the amount of open space provided by the development. The site falls within an area of medium landscape sensitivity and medium to low visual sensitivity for housing and this will need to be taken into account in site design. The site performs poorly in Stage 2a of the Sustainability Appraisal: Site Assessment largely as a result of proximity to protected trees and ancient woodland , wildlife and heritage assets and distance from some services and facilities.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A suitable new, joint funded access (potentially a roundabout junction) to serve all the sites off Minsterley Road and footway extension will be required. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Roundabout junction on A488 with Ashford Drive. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Allocate as preferred site in in combination with PON030 & PON008
Reasoning	Preferred site only in combination with PON030 & PON008 subject to access, ecological and contamination considerations being addressed. The site is relatively well located in relation to the existing allocated site and to the built form of the village and is accessible off the A488 which has appropriate speed restrictions in place. Proximity to protected trees and ancient woodland , wildlife and heritage assets and accessibility to some village services contribute to poor performance in Stage 2a of the Sustainability Appraisal: Site Assessment but this can be mitigated. A large number of sites in Pontesbury however are subject to environmental and access constraints and this site benefits from direct access to the A488 (a bus route) in conjunction with adjoining allocated sites. Impacts can be managed through site design and development requirements and mitigation measures include development in combination with adjoining sites, to provide open space within the site and a footway link from the site to facilitate access to services and facilities, including recreational areas. Additionally site layout and design, including landscaping and buffering to site boundary can be used to safeguard trees and woodland, environmental network, other ecological assets and address flood risk constraints as part of an integrated approach with PON030 & PON008 .
If proposed for Allocation, Potential Capacity:	Capacity in combination with PON008 & PON030 around 40
If proposed for Allocation Design Requirements:	Site layout and access arrangements need to be considered in combination with PON008 & PON030.The design and layout of whole development will need to take into account: elevated and rising topography; mature trees and hedgerows; ecological interest; potential contamination and flood risk informed by a flood risk assessment. A Habitat Regulations Assessment will be required for in-combination recreational impact on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for any impact are likely to be delivered through an increase in the amount of open space provided by the development.

Site Assessment - Stage 3	
Site Reference:	PON020
Coal Authority Reference Area?	Yes
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:	4%
Percentage of the site in the 1,000 year surface flood risk zone:	7%
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)	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?	Via Bridge Leys Lane (unadopted road) to Brookside or potentially onto Mount Close.
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. If access can be delivered onto Mount Close given the limit scale of this site (potentially 36 homes) but not via Bridge Leys Lane which is too narrow with no prospects for suitable improvement to an estate road standard to serve this development.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. If access is via Mount Close
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.

<i>Ecology Comments Other Constraints:</i>	There are TPOs on the site. Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. The hedgerows/trees/scrub should be retained and appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	Site includes part of an area of early coal workings (HER PRN 06712), so is considered to have industrial archaeological potential.
<i>Heritage Comments Other Constraints:</i>	Site includes part of an area of early coal workings (HER PRN 06712), so is considered to have industrial archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant boundary trees and hedgerows. TPOs on site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Con land potential due to past historical contamination of the area.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available for con land.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	<p>The site adjoins the existing built form but access to sites to the south of Pontesbury is constrained and this site could only be reasonably accessed via Mount Close cul de sac. There is a small area subject to surface water flood issues. The site is additionally located within an area of high landscape and visual sensitivity and overall the sensitivity of the landscape to change arising from new housing is high and views within this strongly rural landscape are intervisible with the adjacent Shropshire Hills AONB. Landscape, proximity to protected trees & heritage assets and accessibility to village services are key factors in poor performance in Stage 2a of the Sustainability Appraisal: Site Assessment. The site is also subject to some heritage and environmental constraints, including potential significant archaeological interest. Impacts on ecology and trees and hedgerows are likely to be manageable constraints subject to detailed consideration.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Acceptable access. 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 style="text-align: center;">No</p>
Potential for Allocation?	<p style="text-align: center;">No</p>
Recommendation	<p style="text-align: center;">Retain as Countryside</p>
Reasoning	<p>Although an access could potentially be achieved from Mount Close, site capacity, and associated traffic flow, would need to reflect the constrained nature of the local road network and consider impacts on residential amenity. This is a sensitive location as the visual impact of development, taking into account the sites relationship to the AONB, would be a significant consideration. Additionally, impacts on archaeology would also need to be assessed.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	<p style="text-align: center;">N/A</p>

Site Assessment - Stage 3	
Site Reference:	PON027
Coal Authority Reference Area?	Yes
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:	11%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	High
Visual Impact Considerations: (from the LVSS)	High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Whitwell Lane
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?	A small scale development access can be accommodated on Whitwell Lane.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Subject to a capacity review of Whitwell Lane AND assuming the development is limited to 1 home.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.

<i>Ecology Comments Other Constraints:</i>	The northern boundary forms an Env. Network corridor due to the presence of a watercourse. Requires Ecla and surveys for bats, GCNs (ponds within 250m), badgers, otters, white-clawed crayfish, water voles, reptiles and nesting birds. The watercourse/hedgerows/trees/scrub should be retained and appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with boundary trees and hedgerows. TPO trees at entrance to site from road.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant constraints noted.
Conclusion - Stage 2a Sustainability Appraisal:	Fair

Strategic Considerations:	<p>The local road network & access to the site is very constrained with a ford at the junction of Whitwell Lane. Whitwell Lane is a single, unmade road and not suitable to service significant additional traffic without improvement which cannot be delivered. The site is additionally located within an area of high landscape and visual sensitivity and overall the sensitivity of the landscape to change arising from new housing is high. Additionally, views within this strongly rural landscape are inter-visible with the adjacent Shropshire Hills AONB. The site is also subject to some environmental constraints, including potential impacts on ecology and trees and hedgerows which are however likely to be manageable constraints subject to detailed consideration.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Suitable access. 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 style="text-align: center;">No</p>
Potential for Allocation?	<p style="text-align: center;">No</p>
Recommendation	<p style="text-align: center;">Retain as Countryside</p>
Reasoning	<p>An allocation would not be made for the single dwelling which is all that could potentially be suitably accessed.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	<p style="text-align: center;">N/A</p>

Site Assessment - Stage 3	
Site Reference:	PON028
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	2%
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:	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:	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-Low
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Station Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes the development funds an suitable access for potentially 17 homes onto Station Road and a footway along the site frontage.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Given the small scale of this development and subject to a review of pedestrian safety along Station Road into the village which has no footways and there is no potential for improvement.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.

<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. There is a TPO in the southern boundary, which should be retained and appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with boundary trees and hedgerows. TPO trees on south boundary.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Con land potential due to past historical contamination of the area. Possible noise from road to the west. Brings residential properties closer to existing agricultural holding used for keeping animals therefore dust, odour and noise a potential.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available for con land. Potential to mitigate noise through separation distances to the road, orientation and room layout as well as glazing and boundary treatment. Difficult to suggest mitigation from agricultural potential odours, noise etc but stand off distances required.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	<p>The site is not well linked to the village centre as it lacks safe pedestrian access via a footway along Station Road which has no potential for improvement. Proximity to agricultural use also impacts on its acceptability as an acceptable location for residential development. The site is also subject to some potential environmental constraints, including ecology and trees and hedgerows which are however likely to be manageable constraints subject to detailed consideration. The site also performs poorly in Stage 2a of the Sustainability Appraisal: Site Assessment largely as a result of proximity to protected trees and heritage assets and distance from some services and facilities.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Footway provision. 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 style="text-align: center;">No</p>
Potential for Allocation?	<p style="text-align: center;">No</p>
Recommendation	<p style="text-align: center;">Retain as Countryside</p>
Reasoning	<p>The site is poorly linked to the village and delivery of required pedestrian access footway improvements is not considered to be achievable. There is potential conflict with agricultural uses.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	<p style="text-align: center;">N/A</p>

Site Assessment - Stage 3	
Site Reference:	PON029
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	1%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	High and Medium
Visual Impact Considerations: (from the LVSS)	High and Medium-Low
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Hinton Lane
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 the development will fund a suitable site access onto Hinton Lane and a speed limit, widening and provision of footway along the frontage of the site.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. The development can not deliver an improvement scheme on Hinton Lane south of the site involving a speed limit, widening and the provision of a footway.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.

<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. The northern boundary forms an Env. Network corridor and is TPO'd. The boundary vegetation should be retained and appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	Site includes a later 19th century house, Willow House, which may be considered to be a non-designated heritage asset.
<i>Heritage Comments Other Constraints:</i>	Site includes a later 19th century house, Willow House, which may be considered to be a non-designated heritage asset.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Level 2 historic building assessment if demolition of Willow House proposed).
<i>Heritage Comments Opportunities:</i>	Look to retain Willow House if possible
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with boundary trees and hedgerows. TPO woodland on north boundary.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant constraints noted.
Conclusion - Stage 2a Sustainability Appraisal:	Fair

Strategic Considerations:	<p>The site whilst currently not well linked to the built form adjoins an existing housing allocation which will deliver improved infrastructure and enhanced links to the village. However, if access is proposed onto Hinton Lane it will require improvement involving a speed limit, road widening and the provision of a footway. It is considered that development of the site could not deliver these required improvements to the adjoining road network. The site is also subject to some heritage and environmental constraints, including potential impacts on non-designated heritage assets and it is considered a poor development location in this respect. Impacts on heritage, ecology and trees and hedgerows are likely to be manageable constraints subject to detailed consideration.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Improvements to access including speed limit, widening and provision of footway. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Linkage to adjoining site. 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;">No</p>
Potential for Allocation?	<p style="text-align: center;">No</p>
Recommendation	<p style="text-align: center;">Development boundary redrawn to include site</p>
Reasoning	<p>Site deliverability in view of identified access issues has not been demonstrated and it is therefore not considered appropriate to allocate the site. However, the site adjoins the existing Hall Bank allocation and re-drawing of the development boundary to include the site and follow the disused railway line creates a strong and logical new boundary for the village. Any planning applications coming forward would be considered on their merits including the ability to achieve satisfactory access to serve the level of development proposed.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	<p style="text-align: center;">N/A</p>

Site Assessment - Stage 3	
Site Reference:	PON030
Coal Authority Reference Area?	Yes
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
Visual Impact Considerations: (from the LVSS)	Medium-Low
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Private track to Minsterley Road and A488 Minsterley Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assuming the development is limited to 1 home with access via the private track and not via a new access onto Minsterley Road.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Assuming the development is limited to 1 home. Potential opportunity for the section of private track along the frontage of this development to be improved to adoptable standards.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	If priority habitats are present, development is not recommended. HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.

<i>Ecology Comments Other Constraints:</i>	The site may contain priority grassland habitat - botanical survey required. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 250m), badgers, reptiles and nesting birds. There is a TPO on the site.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Significant pollution in the ground is likely due to past land use. Road to the south creating noise.
<i>Public Protection Comments Management of Constraints:</i>	Remediation of land may be possible but recommend extent of pollution considered upfront due to small site size and needing to know the potential extent of con land remediation in terms of viability of development. Potential to mitigate noise through separation distances to the road, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	Remediate land that may have significant contamination.
Conclusion - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	Suitable for development for more than dwelling only if accessed and developed in combination with adjoining sites. The design and layout of development will need to take into account: elevated and rising topography; mature trees and hedgerows; ecological interest and contamination. Relevant supporting studies should be undertaken and their recommendations implemented. A Habitat Regulations Assessment will be required for in-combination recreational impact on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for any impact are likely to be delivered through an increase in the amount of open space provided by the development. The site falls within an area of medium landscape sensitivity and medium to low visual sensitivity for housing and this will need to be taken into account in site design. The site performs poorly in Stage 2a of the Sustainability Appraisal: Site Assessment largely as a result of proximity to protected trees and ancient woodland, wildlife and heritage assets and distance from some services and facilities.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Contaminated land remediation required A suitable new, joint funded access (potentially a roundabout junction) to serve all the sites off Minsterley Road and footway extension will be required. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Roundabout junction on A488 with Ashford Drive. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Allocate as preferred site in in combination with PON008 & PON017
Reasoning	Preferred site only in combination with PON030 & PON008 subject to access, ecological and contamination considerations being addressed. The site is relatively well located in relation to the existing allocated site and to the built form of the village and is accessible off the A488 which has appropriate speed restrictions in place. Proximity to protected trees and ancient woodland, wildlife and heritage assets and accessibility to some village services contribute to poor performance in Stage 2a of the Sustainability Appraisal: Site Assessment but these impacts can be mitigated. A large number of sites in Pontesbury are subject to environmental and access constraints and this site benefits from direct access to the A488 (a bus route) in conjunction with adjoining allocated sites. Subject to further consideration of ecological interest, impacts can be managed through site design and development requirements and mitigation measures include development in combination with adjoining sites, to provide open space within the site and a footway link from the site to facilitate access to services and facilities, including recreational areas. Additionally site layout and design, including landscaping and buffering to site boundary can be used to safeguard trees and woodland, environmental network, other ecological assets and address flood risk constraints as part of an integrated approach with PON008 & PON017.
If proposed for Allocation, Potential Capacity:	Capacity in combination with PON008 & PON017 around 40
If proposed for Allocation Design Requirements:	Site layout and access arrangements need to be considered in combination with PON008 & PON030. The design and layout of whole development will need to take into account: elevated and rising topography; protected and mature trees and hedgerows; ecological interest; potential contamination and flood risk informed by a flood risk assessment. A Habitat Regulations Assessment will be required for in-combination recreational impact on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for any impact are likely to be delivered through an increase in the amount of open space provided by the development.

Site Assessment - Stage 3	
Site Reference:	PON031
Coal Authority Reference Area?	Yes
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:	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)	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?	Hinton Lane
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 the development will fund a suitable site access onto Hinton Lane and a speed limit, widening and provision of footway along the frontage of the site.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. The development can not deliver an improvement scheme on Hinton Lane south of the site involving a speed limit, widening and the provision of a footway.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.

<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. There are TPOs on the site. The boundary vegetation should be retained and appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant boundary trees and hedgerows. TPO on boundary trees.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant constraints noted.
Conclusion - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	<p>The development of the site could not deliver required improvements to the adjoining road network to secure appropriate access and the provision of a footway. The site is subject to surface water flooding and is located within an area of high landscape and visual sensitivity which impact on design requirements and development potential. Whilst the site is additionally subject to some environmental constraints, including potential impacts on trees and hedgerows, these are likely to be manageable constraints subject to detailed consideration. The site also performs poorly in Stage 2a of the Sustainability Appraisal: Site Assessment largely as a result of proximity to protected trees and heritage assets and distance from some services and facilities.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Improvements to access including speed limit, widening and provision of footway along site frontage. 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 style="text-align: center;">No</p>
Potential for Allocation?	<p style="text-align: center;">No</p>
Recommendation	<p style="text-align: center;">Retain as Countryside</p>
Reasoning	<p style="text-align: center;">The provision of acceptable access to the site and delivery of required highway and footway improvements and traffic calming is not considered to be achievable. These measures are also required to improve pedestrian access to services and facilities</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	<p style="text-align: center;">N/A</p>

Site Assessment - Stage 3	
Site Reference:	PON032
Coal Authority Reference Area?	Yes
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:	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:	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-Low
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Station Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes the development funds a suitable access onto Station Road and a footway along the site frontage. Assumes review and extension of 30 village speed limit.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Given the modest scale of this development and subject to a review of pedestrian safety along Station Road into the village which has no footways and there is no potential for improvement.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.

<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. The hedgerows and trees will need to be buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Other Constraints:</i>	N/A
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Hedgerows and mature boundary trees.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments</i> <i>Opportunities:</i>	Tree planting across site.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	Very close proximity to farm on two borders of site. Appears to be livestock farm, odours and noise likely.
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Very close proximity to farm on two borders of site. Appears to be livestock farm, odours and noise likely.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	None
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<i>Conclusion - Stage 2a Sustainability Appraisal:</i>	Poor

Strategic Considerations:	<p>The site is not well linked to the village centre as it lacks safe pedestrian access via a footway along Station Road which has no potential for improvement. Proximity to agricultural use also significantly impacts on its acceptability as an acceptable location for residential development. The site is also subject to some potential environmental constraints, including ecology and trees and hedgerows and a small area of flood risk, these are however likely to be manageable constraints subject to detailed consideration. The site also performs poorly in Stage 2a of the Sustainability Appraisal: Site Assessment largely as a result of proximity to protected trees and heritage assets and distance from some services and facilities.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Footway provision. 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 style="text-align: center;">No</p>
Potential for Allocation?	<p style="text-align: center;">No</p>
Recommendation	<p style="text-align: center;">Retain as Countryside</p>
Reasoning	<p>The site is poorly linked to the village and delivery of required pedestrian access footway improvements is not considered to be achievable. There is potential conflict with agricultural uses.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	<p style="text-align: center;">N/A</p>

Site Assessment - Stage 3	
Site Reference:	PON033
Coal Authority Reference Area?	Yes
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
Visual Impact Considerations: (from the LVSS)	Medium-Low
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Station Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes the development funds an suitable access for potentially 180 homes onto Station Road and a footway along the site frontage.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. It is unlikely that this scale of development can be justified given the lack of pedestrian facilities along Station Road leading into the village and there being no potential for improvement.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.

<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. The southern boundary forms an Env. Network corridor. The boundary vegetation should be retained and appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	No known archaeological interest but large size of site suggests it may have some potential.
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but large size of site suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with occasional boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Con land potential due to past historical contamination of the area. Road creating noise to the east.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available for con land. Potential to mitigate noise through separation distances to the road, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	<p>This is a sub parcel of PON015 and is a large site which is not well linked to the village centre. It lacks safe pedestrian access along Station Road which has no potential for improvement. The site is also subject to some potential heritage and environmental constraints, including archaeology, ecology and trees and hedgerows which are however likely to be manageable constraints subject to detailed consideration. The site also performs poorly in Stage 2a of the Sustainability Appraisal: Site Assessment largely as a result of proximity to protected trees and heritage assets and distance from some services and facilities.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>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 style="text-align: center;">No</p>
Potential for Allocation?	<p style="text-align: center;">No</p>
Recommendation	<p style="text-align: center;">Retain as Countryside</p>
Reasoning	<p>The site is poorly linked to the village and delivery of required pedestrian access footway improvements is not considered to be achievable. The level of development achievable on the whole site would be out of scale with the needs of the village.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	<p style="text-align: center;">N/A</p>

Site Assessment - Stage 3	
Site Reference:	PON034
Coal Authority Reference Area?	Yes
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:	2%
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)	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?	Via Bridge Leys Lane (unadopted road) to Brookside
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. Bridge Leys Lane is too narrow with no prospects for suitable improvement to an estate road standard to serve a potential development of 122 homes.
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):	
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.

<i>Ecology Comments Other Constraints:</i>	The western boundary forms an Env. Network corridor due to the presence of a watercourse. There are TPOs on the site. Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers, otters, white-clawed crayfish, water voles, reptiles and nesting birds. The watercourse/hedgerows/trees/scrub should be retained and appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	Site includes historic farmstead of Bridge Leys Farm (HER PRN 22186), the historic buildings for which may be regarded as non-designated heritage assets. Site includes part of an area of early coal workings (HER PRN 06712), so is considered to have industrial archaeological potential.
<i>Heritage Comments Other Constraints:</i>	Site includes historic farmstead of Bridge Leys Farm (HER PRN 22186), the historic buildings for which may be regarded as non-designated heritage assets. Site includes part of an area of early coal workings (HER PRN 06712), so is considered to have industrial archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Level 2 historic buildings assessment if demolition of Bridge Leys Farm; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant boundary and field trees and hedgerows. TPO trees on and / or adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Con land potential due to past historical contamination of the area.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available for con land.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	<p>The local road network & access to the site is very constrained. Bridge Leys Lane is too narrow and not suitable to service additional traffic without improvement which cannot be delivered. The site is additionally located within an area of high landscape and visual sensitivity and overall the sensitivity of the landscape to change arising from new housing is high. Additionally, views within this strongly rural landscape are inter-visible with the adjacent Shropshire Hills AONB. The site is also subject to some heritage and environmental constraints, including potential impacts on listed buildings and archaeology. It is considered a poor development location in this respect. Impacts on ecology and trees and hedgerows are likely to be manageable constraints subject to detailed consideration. The site also performs poorly in Stage 2a of the Sustainability Appraisal: Site Assessment largely as a result of proximity to protected trees and heritage assets and distance from some services and facilities.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>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 style="text-align: center;">No</p>
Potential for Allocation?	<p style="text-align: center;">No</p>
Recommendation	<p style="text-align: center;">Retain as Countryside</p>
Reasoning	<p>The provision of required access and highway improvements is not considered to be achievable. Additionally potential heritage impacts and the visual impact of development, taking into account the sites relationship to the AONB, would be a significant consideration.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	<p style="text-align: center;">N/A</p>

Site Assessment - Stage 3	
Site Reference:	PON035
Coal Authority Reference Area?	Yes
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)	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?	Whitwell Lane
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?	A suitable access and improvements along Whitwell Lane could be delivered within the frontage of this site.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. Whitwell Lane north of this site is a single track unmade road and not suitable for the additional traffic from this development of potentially 58 homes and the development would not be able to secure improvements to estate road standards.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.

<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. The hedgerows/trees/scrub should be retained and appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size of site suggests it may have some potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant boundary and field trees and hedgerows. TPO trees on and / or adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	There is a minor road east which may create noise.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances to the road, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	<p>The local road network & access to the site is very constrained with a ford at the junction of Whitwell Lane. Whitwell Lane is a single, unmade road and not suitable to service additional traffic from site development. The required improvements to the adjoining road network to secure appropriate access and the provision of a footway could not be delivered. The site is additionally located within an area of high landscape and visual sensitivity and overall the sensitivity of the landscape to change arising from new housing is high. Additionally, views within this strongly rural landscape are intervisible with the adjacent Shropshire Hills AONB. Whilst the site and it is additionally subject to some heritage and environmental constraints, including potential impacts on trees and hedgerows, these are likely to be manageable constraints subject to detailed consideration. The site also performs poorly in Stage 2a of the Sustainability Appraisal: Site Assessment largely as a result of proximity to protected trees and heritage assets and distance from some services and facilities.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Improvements to Whitwell Lane to standard required to service scale of development. It is not however considered that the necessary improvements can be implemented to achieve a suitable access. 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 style="text-align: center;">No</p>
Potential for Allocation?	<p style="text-align: center;">No</p>
Recommendation	<p style="text-align: center;">Retain as Countryside</p>
Reasoning	<p style="text-align: center;">The provision of required access, highway and footway improvements is not considered to be achievable. Additionally the visual impact of development, taking into account the sites relationship to the AONB, would be a significant consideration.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	<p style="text-align: center;">N/A</p>

Site Assessment - Stage 3	
Site Reference:	PON036
Coal Authority Reference Area?	Yes
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:	2%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	8%
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)	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?	Whitwell Lane and Brookside
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?	A suitable access and improvements along Whitwell Lane and/or Brookside could be delivered within the frontage of this site. Potentially 34 homes.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. If the development can deliver a bridge replacement of the ford (to maintain access during times of flood) as Brookside (between the Mount Farm and Hillview Lodge) would not be suitable for the traffic and pedestrian activity from this development and could not be improved to a suitable standard. In addition it would be difficult to prevent traffic from this development using Brookside even when the ford is not in flood.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	If priority habitats are present, these areas should not be developed. Developable area reduced by the presence of hedgerows/trees/scrub. HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.

<i>Ecology Comments Other Constraints:</i>	The site may contain priority grassland habitat - botanical survey required. If priority habitats are present then these areas should not be developed. The north-eastern boundary forms an Env. Network corridor due to the presence of a watercourse. Requires ECLA and surveys for bats, GCNs (ponds within 500m), badgers, otters, white-clawed crayfish, water voles, reptiles and nesting birds. The watercourse/hedgerows/trees/scrub should be retained and appropriately buffered. PROWs cross the site. There are TPOs on the site.
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: 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>	Possible impact on setting of Grade II listed Plough Inn and Garage (NHLE ref. 1366691) at N end of site. Historic editions of OS indicate historic farm buildings previously stood at N end of site, so has some archaeological potential.
<i>Heritage Comments Other Constraints:</i>	Possible impact on setting of Grade II listed Plough Inn and Garage (NHLE ref. 1366691) at N end of site. Historic editions of OS indicate historic farm buildings previously stood at N end of site, so has some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of LB; archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant boundary and field trees and hedgerows. TPO trees on and / or adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the north of site.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances to the road, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	<p>The local road network & access to the site is very constrained with a ford at the junction of Whitwell Lane. Whitwell Lane is a single, unmade road and not suitable to service additional traffic without improvement. The required improvements to the adjoining road network to secure appropriate access include bridge replacement of the ford (to maintain access during times of flood). The site is additionally located within an area of high landscape and visual sensitivity and overall the sensitivity of the landscape to change arising from new housing is high. Additionally, views within this strongly rural landscape are intervisible with the adjacent Shropshire Hills AONB. The site is also subject to some heritage and environmental constraints, including potential impacts on listed buildings and it is considered a poor development location in this respect. Flood risk, impacts on ecology and trees and hedgerows are likely to be manageable constraints subject to detailed consideration. The site also performs poorly in Stage 2a of the Sustainability Appraisal: Site Assessment largely as a result of proximity to protected trees and heritage assets and distance from some services and facilities.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>suitable access and improvements along Whitwell Lane and/or Brookside bridge replacement of the ford. It is not considered that the necessary improvements can be implemented to achieve a suitable access 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 style="text-align: center;">No</p>
Potential for Allocation?	<p style="text-align: center;">No</p>
Recommendation	<p style="text-align: center;">Retain as Countryside</p>
Reasoning	<p>Although a suitable access and improvements along Whitwell Lane and/or Brookside could potentially be delivered within the frontage of this site the road network as a whole is constrained and there would be requirement for a bridge. This is a sensitive location and the visual impact of development, taking into account the site's relationship to the AONB, would be a significant consideration. Additionally impacts on nearby listed buildings would need to be considered.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	<p style="text-align: center;">N/A</p>

Site Assessment - Stage 3	
Site Reference:	PON037
Coal Authority Reference Area?	Yes
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:	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:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	High
Visual Impact Considerations: (from the LVSS)	High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Hinton Lane
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 the development will fund a suitable site access onto Hinton Lane and a speed limit, widening and provision of footway along the frontage of the site.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	N. The development can not deliver an improvement scheme on Hinton Lane south of the site involving a speed limit, widening and the provision of a footway.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.

<i>Ecology Comments Other Constraints:</i>	There is a pond on the site - if GCNs are present, a min. 50m buffer is likely to be required around the pond, reducing the developable area. Requires botanical survey, ECLA and surveys for bats (in trees), GCNs (ponds within 500m), badgers, reptiles and nesting birds. The hedgerows and adjacent Env. Network corridor should be retained and buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	Poor relationship with existing built form of settlement
<i>Heritage Comments Other Constraints:</i>	Poor relationship with existing built form of settlement
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with significant boundary and field trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	No significant constraints.
Conclusion - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	<p>The site is not well linked to the existing village and the services and facilities available within it. It is not considered that the necessary improvements can be implemented to achieve a suitable access (introduction of a speed limit, widening of the road and provision of a footway on Hinton Lane, south of the site).</p> <p>The site is additionally located within an area of high landscape and visual sensitivity.</p> <p>The site is subject to some heritage and environmental constraints, including small area of flood risk, potential impacts on the on-site pond, trees and hedgerows, these are likely to be manageable constraints subject to detailed consideration.</p> <p>HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies SAC. The site also performs poorly in Stage 2a of the Sustainability Appraisal: Site Assessment largely as a result of proximity to protected trees and heritage assets and distance from some services and facilities.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>It is not considered that the necessary improvements can be implemented to achieve a suitable access. 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 style="text-align: center;">No</p>
Potential for Allocation?	<p style="text-align: center;">No</p>
Recommendation	<p style="text-align: center;">Retain as Countryside</p>
Reasoning	<p>The site is not well located relative to the village. provision of acceptable access to the site and delivery required highway and footway improvements and traffic calming is not considered to be achievable.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	<p style="text-align: center;">N/A</p>

Site Assessment - Stage 3	
Site Reference:	PON040
Coal Authority Reference Area?	Yes
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:	5%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	High
Visual Impact Considerations: (from the LVSS)	High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Via David Avenue to A488
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?	Assuming the development is limited to 1 home and with access via David Avenue to A488
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Assuming the development is limited to 1 home.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	Development not considered acceptable on this site. HRA will be required for recreational impacts in-combination on The Stiperstones & The Hollies 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.

<i>Ecology Comments</i> <i>Other Constraints:</i>	The site contains priority habitat (orchard) and is therefore Env. Network core area. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 250m), badgers, reptiles and nesting birds.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Possible impact on setting of Scheduled Monument of Ringwork and tower keep castle 170m south east of St George's Church (NHLE ref. 1019826). Site located adjacent to historic core of village so may have some archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of SM; archaeological DBA)
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Significant mature trees on and adjacent to the site, some protected by TPOs.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments</i> <i>Opportunities:</i>	Selected tree planting
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	Unknown, possible business premises to west.
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Unknown, possible business premises to west.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal:	Poor

Strategic Considerations:	<p>Access is required across land not within the site boundary and the available local road network & opportunities for access to the site are constrained restricting development potential. The site is additionally located within an area of high landscape and visual sensitivity and overall the sensitivity of the landscape to change arising from new housing is high. The site is also subject to some heritage and environmental constraints, including potential impacts on the setting of an ancient monuments and archaeology and priority habitat. Thus it is considered a poor development location in this respect. Surface water flood and impacts on trees and hedgerows are likely to be manageable constraints subject to detailed consideration. The site also performs poorly in Stage 2a of the Sustainability Appraisal: Site Assessment.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>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 style="text-align: center;">No</p>
Potential for Allocation?	<p style="text-align: center;">No</p>
Recommendation	<p style="text-align: center;">Retain as Countryside</p>
Reasoning	
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	<p>N/A</p>