

Appendix T

Strategic Sites Assessments

Published: December 2020

Identification of Strategic Sites:

Strategic Sites are large sites of more than 25ha in size, which are not associated with meeting the growth needs of any particular settlement and contribute to achieving the aspirations of the Economic Growth Strategy for Shropshire.

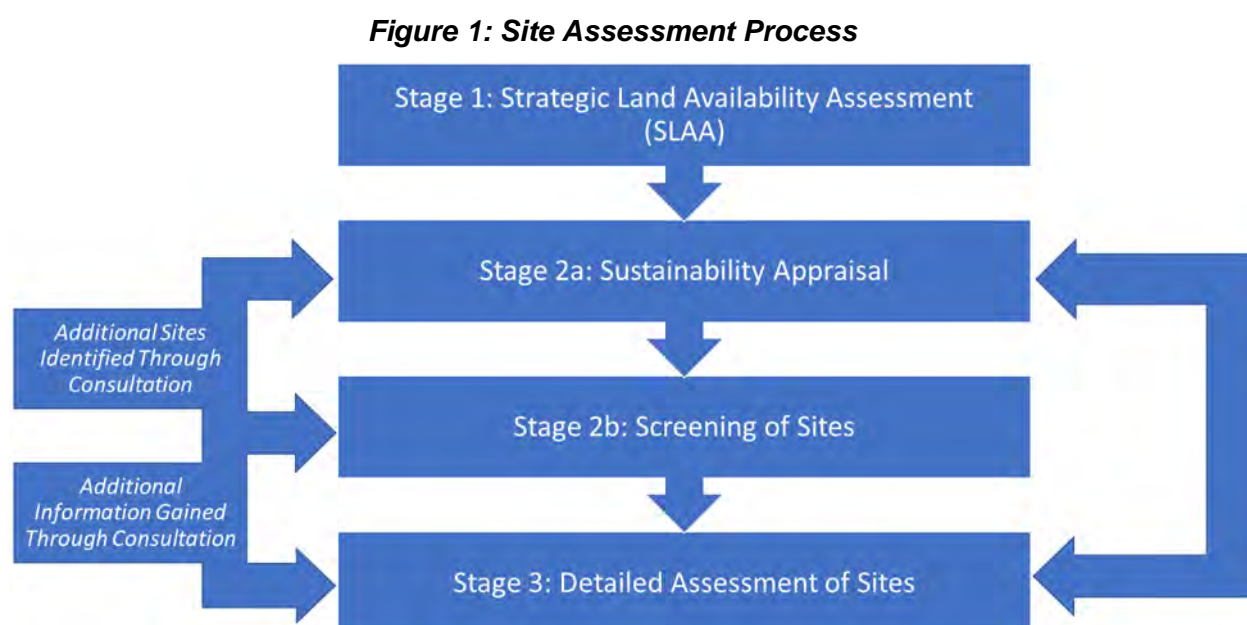
As such, all individual sites of more than 25ha have been considered within the strategic site assessment process¹.

The extent to which a site is associated with meeting the growth needs of a particular settlement and its ability to contribute to achieving the aspirations of the Economic Growth Strategy for Shropshire will be considered during the site assessment process.

The Wider Site Assessment Process:

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:



¹ Please Note: The practical difficulties (including the potentially infinite number of options) associated with identifying potential combinations of smaller sites which in combination exceed the 25ha threshold mean that sites below the 25ha threshold have not been considered.

Site Assessment Process

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

2. The Strategic Land Availability Assessment (SLAA)

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

Assessing Suitability:

- 2.3. Suitability is the consideration of the appropriateness of a use or mix of uses on a site. However, it is not an assessment of what should or will be allocated / developed on a site. The SLAA includes a very strategic assessment of a site's suitability.
- 2.4. Determination of a 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”².*
- 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

² CLG, NPPG – HELAA, Paragraph 020, Reference ID 3-020-20140306, Last updated 06/03/2014

- 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.
- 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.

The Strategic Sites Assessment Process:

A similar assessment process has been utilised to assess potential Strategic Sites. These stages are as follows:

Stage	Summary
Stage 1:	Stage 1 of the Strategic Site Assessment Process is consistent with that undertaken within the wider Site Assessment Process.
Stage 2a:	Stage 2a of the Strategic Site Assessment Process is consistent with that undertaken within the wider Site Assessment Process.
Stage 2:	<p>Consistent with the wider Site Assessment Process, stage 2b of the Strategic Site Assessment Process involved a screen of sites. However, the screening criteria was amended to reflect the nature and purpose of the sites being assessed.</p> <p>This screening exercise was informed by consideration of a site's location; availability; size; potential to contribute to achieving the Shropshire Economic Growth Strategy; and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.</p> <p>Specifically, sites will proceed to Stage 3 of the Strategic Site Assessment process where:</p> <ol style="list-style-type: none"> 1. There is certainty about whether the site is available for residential and/or employment development. 2. The site has not already been assessed within Stage 3 of the wider Site Assessment process undertaken for a specific settlement. 3. The 'strategic assessment' of the site has not identified a significant physical*, heritage** and/or environmental** constraint. The 'strategic assessment' of sites was undertaken within Stage 1 of the site assessment process (the SLAA). 4. It is considered that development of the site could contribute towards achieving the aspirations of the Economic Growth Strategy for Shropshire. Specifically, they should reflect the objective to prioritise investment along strategic corridors and growth zones, utilising existing road and rail connections. <p><i>* ** This process was consistent with that undertaken within the wider site assessment process.</i></p> <p>Please Note: Within the assessment, commentary is provided about the sites strategic suitability where a site was rejected within the SLAA.</p> <p>Where a site met one or more of these criteria, the relevant criteria is highlighted within the assessment.</p>
Stage 3:	Stage 3 of the Strategic Site Assessment Process is consistent with that undertaken within the wider Site Assessment Process.

Strategic Sites
Stage 2a Sustainability Appraisal:
Site Assessments

Strategic Sites Stage 2a Housing

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:
			ALB018	BAY003	BNT002	BRD011	BRD030	BRD032	BWU001	HDL017	HNN026	IRN001	LUD004	LUD041
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	--	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	--	0	0	0	0	0	0	--	0	0
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
	500m of Ancient woodland		0	0	-	0	0	-	0	0	-	-	0	0
	250m of a Wildlife Site		0	-	-	0	0	-	0	0	-	-	-	-
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	-	-	-	0	-	0	-	-	-
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	-	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	-	0	0	0	0	0	0	0	0	
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 :		+	-	+	-	+	+	-	+	+	+	+	-
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	+	-	-	-	-	-	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	-	0	0	0	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	-	0	-	0	-	-	0	-	-	0
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
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	--	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	--	0
a Listed Building	0		0	0	0	0	--	0	0	0	0	0	0	0
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	-	0	0
	300m of a Scheduled Monument		0	0	-	0	0	-	0	-	0	-	-	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	-	-	-
300m of a Listed Building	-		-	-	-	-	-	-	0	0	-	-	-	-
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0		0	0	0		0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)			+									
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			0	-6	-13	-6	-10	-5	-12	2	-2	-17	-8	-5
Overall Sustainability Conclusion			Good	Fair	Fair	Fair	Fair	Good	Fair	Good	Good	Poor	Fair	Good

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			Madeley	MDR042 Amended	MDR046	MDR049	MOR012	OSW060	P10	P16	P17a	P17b	P26	P26 (Amended)
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	-	0	-	-	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	-	0	-	-	-	0	-	-
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	-	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	-	0	
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 :		+	-	-	-	+	+	+	-	+	-	-	-
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)	0	-	0	0	-	0	-	-	0	0	-	-
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	0	0	+	0	0	0	+	0	+	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	-	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	-	-
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	-	0	0	0	-
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	-	-
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	-	-
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	-	0
	300m of a Conservation Area		0	0	-	0	0	0	-	0	-	0	-	-
300m of a Listed Building	0		0	-	0	-	0	-	-	-	0	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)			-									
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)		0		0	0	0	0	0	0	0	0	0
	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			-5	-5	-8	-10	0	-1	-9	-10	-7	-10	-21	-20
Overall Sustainability Conclusion			Good	Good	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair	Poor	Poor

Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			P26 (Amended) V2	P28	P28 & parts of P30 & P40	P28 and parts of CFD001, P30 and P40	P29	P30	P35	P36b	P40
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
	Ramsar Site		0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0
Local Nature Reserve	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
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		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
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	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
	Outdoor sports facility		0	0	-	-	0	0	0	0	-
	Amenity green space		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	
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 :		-	+	+	+	-	+	+	+	+
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)	-	-	-	-	-	-	-	-	-
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	-	-	-	-	-	-	-
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	+	+	+	+	0	0	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):										
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0
a Listed Building	--		--	--	--	--	0	0	0	0	
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
	300m of a Scheduled Monument		-	0	0	0	0	0	0	-	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		-	0	-	-	-	0	-	-	-
300m of a Listed Building	-		-	-	-	-	-	-	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)									
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)									
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)									
Please note: where a site falls into more than one category, highest sensitivity category is recorded											
Overall Score			-16	-8	-12	-11	-16	-6	-5	-3	-9
Overall Sustainability Conclusion			Poor	Fair	Fair	Fair	Poor	Fair	Good	Good	Fair

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			P53b	P54	P56	P59	P61	P63	RED006	RUY020	SHF017	SHF018c	SHF018d	SHF024
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	--	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		-	-	-	0	-	0	0	0	0	0	0	-
	250m of a Wildlife Site		0	0	-	0	-	0	0	0	0	0	0	-
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	-	0	-	-	0	0	-	-	0	-
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	-	0	0	0	0	0	0
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	+	-	-	-	-	+	+	+	-	-
	GP surgery		-	-	-	-	-	-	-	-	+	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	+	-	-
	Children's playground		-	+	+	-	-	-	-	+	+	+	-	-
	Outdoor sports facility		-	-	+	-	-	-	-	+	+	+	-	-
	Amenity green space		-	-	+	+	+	-	-	+	-	-	-	-
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 :		-	+	+	-	+	+	-	+	+	-	-	-
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
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	-	0	-	-	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	0	+	0	0	+	0	0	+	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	-	0	0	0	0	0	-
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	--	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	--	--	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		-	-	-	0	0	0	0	-	0	0	0	0
	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
300m of a Listed Building	-		-	-	0	-	0	-	-	-	-	0	0	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)			-		-	-						
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0		0				0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)												
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-13	-10	-8	-8	-14	-15	-11	-2	-5	-4	-11	-14
Overall Sustainability Conclusion			Fair	Fair	Fair	Fair	Poor	Poor	Fair	Good	Good	Good	Fair	Poor

Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21

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:		
			SHF034	SHF035	SHF037	SHH002	SHR057	SHR058	SHR105	SHR109	SHR157	SHR157 VAR	SHR158	
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0		
	Ramsar Site		0	0	0	0	0	0	0	--	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	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	
	Wildlife Site		0	0	0	0	0	0	--	0	--	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	--	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	-	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	-	0	0	0
	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
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	
	Outdoor sports facility		0	0	0	0	0	0	0	-	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	-	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	-	0	0	0		
5	Site boundary within 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 :		+	-	-	-	+	-	-	+	-	-	+	
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	
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	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	0	0	0	0	+	0	+	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	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	--	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	0	0	0	0	0	0	-	0	0	0	
300m of a Listed Building	-		0	0	-	-	-	-	0	-	-	-		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0			0	0	0	0	0		
	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	-7	-11	-13	-2	-11	-6	-8	-12	-14	-8	
Overall Sustainability Conclusion			Good	Fair	Fair	Fair	Good	Fair	Fair	Fair	Fair	Poor	Fair	

Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21

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:	
			SHR166	SHR174	SHR176	SHR181	SHR190	SHR192	SHR196	SHR197	SHR198	SHR219	SHR225
1	Site wholly or partly within one or more of the following (record all that apply):												
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	--	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	--	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	--	--	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):												
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	-	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	-	0	-	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	-	0	0	
	250m of a Wildlife Site		-	-	-	-	-	0	-	-	0	-	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	-	-	0	0	-	0	-	-	
4	Site contains one or more (or part) of the following² (record all that apply):												
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0		
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 :		-	+	+	+	+	-	-	+	-	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	-	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	-	0	0	0	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	+	0	0	0	+	0	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	-	0	
13	Site wholly/partly within/contains any of the following (record all that apply):												
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	--	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):												
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	-	-	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	
300m of a Listed Building	0		0	0	0	-	-	-	0	0	-		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)											
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)											
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0	0	0	0	0	0	0	
	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	-3	-4	-2	-4	-11	-4	-8	-14	-4	-5
Overall Sustainability Conclusion			Fair	Good	Good	Good	Good	Fair	Good	Fair	Poor	Good	Good

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:
			STC004	WAH006	WIC010
1	Site wholly or partly within one or more of the following (record all that apply):				
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0
	Ramsar Site		0	0	0
	National Nature Reserve		0	0	0
	Site of Special Scientific Interest		0	0	0
	Ancient Woodland		0	0	0
	Wildlife Site		0	--	0
Local Nature Reserve	0		0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):				
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0
	1km of a Ramsar Site		0	0	0
	500m of a National Nature Reserve		0	0	0
	500m of a Site of Special Scientific Interest		0	0	0
	500m of Ancient woodland		0	-	0
	250m of a Wildlife Site		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	Yes = minus score (-) No = zero score (0)	0	0	0
	Outdoor sports facility		0	0	0
	Amenity green space		0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0
5	Site boundary within 480m³ of one or more of the following (record all that apply):				
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-
	GP surgery		-	-	-
	Library(permanent or mobile library stop)		-	-	-
	Leisure centre		-	-	-
	Children's playground		+	+	-
	Outdoor sports facility		-	+	-
	Amenity green space		+	-	-
Accessible natural green space (natural/semi-natural green space)	-		+	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :		+		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0
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)	+	+	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):				
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0
	a Scheduled Monument		0	0	0
	a Registered Battlefield		0	0	0
	a Registered Park or Garden		0	0	0
	a Conservation Area		0	0	0
a Listed Building	0		0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):				
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0
	300m of a Scheduled Monument		0	0	0
	300m of a Registered Battlefield		0	0	0
	300m of a Registered Park or Garden		0	0	0
	300m of a Conservation Area		0	0	0
300m of a Listed Building	0		0	0	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)		not assessed	not assessed
	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			-5	-7	-10
Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21 Overall Sustainability Conclusion			Good	Fair	Fair

Strategic Sites

Stage 2a Employment

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			ALB018	BAY003	BNT002	BRD011	BRD030	BRD032	BWU001	HNN026	HDL017	IRN001	LUD004	LUD041
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	--	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	--	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	-	0	0	-	0	-	0	-	0	0
	250m of a Wildlife Site		0	-	-	0	0	-	0	-	0	-	-	-
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	-	-	-	0	0	-	-	-	-
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	-	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	+	-	-	+	-	+	+	-	+	-
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	+	-	-	-
	Outdoor sports facility		+	+	-	-	-	+	-	+	+	+	-	+
	Amenity green space		+	-	-	+	+	+	-	-	+	-	+	+
Accessible natural green space (natural/semi-natural green space)	+		+	-	+	-	+	-	-	+	+	+	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :		+	-	+	-	+	+	-	+	+	+	+	-
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	+	-	-	-	-	-	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	-	0	0	0	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	-	0	-	0	-	0	-	-	-	0
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
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
	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 employment	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0	0		0	0	not assessed	not assessed	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for employment or is site is inside the development boundary	Plus score (+)				+								
	Please note: where a site falls into more than one category, highest sensitivity category is recorded													
Overall Score			0	-6	-11	-4	-8	-5	-10	-4	0	-15	-6	-5
Overall Sustainability Conclusion			Good	Good	Fair	Good	Fair	Good	Fair	Good	Good	Poor	Good	Good

Range is 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19

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:
			Madeley	MDR042 Amended	MDR046	MDR049	MOR012	OSW060	P10	P16	P17a	P17b	P26	P26 (Amended)
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	-	0	-	-	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	-	0	-	-	-	0	-	-
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	-	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	-	0
	0		0	0	0	0	0	0	0	0	0	0	0	0
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	+	-	+	-	-	+	-	-	-	-
	GP surgery		-	-	-	-	-	-	+	-	+	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-
	Outdoor sports facility		-	+	+	-	+	+	+	+	+	+	-	-
	Amenity green space		+	+	-	-	+	+	-	-	-	-	-	-
Accessible natural green space (natural/semi-natural green space)	-		+	-	-	+	+	-	-	-	-	+	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :		+	-	-	-	+	+	+	-	+	-	-	-
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)	0	-	0	0	-	0	-	-	0	0	-	-
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	0	0	+	0	0	0	+	0	+	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	-	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	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	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	-	0	0	0	-	0	-	0	-	-
300m of a Listed Building	0		0	-	0	-	0	-	-	-	0	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)												
	Site is wholly classified as low landscape sensitivity for employment or is site is inside the development boundary	Plus score (+)												
	Please note: where a site falls into more than one category, highest sensitivity category is recorded													
Overall Score			-3	-3	-8	-8	0	-1	-11	-8	-7	-8	-19	-18
Overall Sustainability Conclusion			Good	Good	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair	Poor	Poor

Range is 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			P26 (Amended) V2	P28	P28 & parts of P30 & P40	P28 and parts of CFD001, P30 and P40	P29	P30	P35	P36b	P40
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
	Ramsar Site		0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0
Local Nature Reserve	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
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		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
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	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
	Outdoor sports facility		0	0	-	-	0	0	0	0	-
	Amenity green space		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	
5	Site boundary within 480m³ of one or more of the following (record all that apply):										
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	+	+	-
	GP surgery		-	-	-	-	-	-	+	-	-
	Leisure centre		-	-	-	-	-	-	+	+	-
	Outdoor sports facility		-	+	+	+	-	+	+	+	+
	Amenity green space		-	-	-	-	-	-	-	+	-
Accessible natural green space (natural/semi-natural green space)	+		+	+	+	-	+	-	-	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :		-	+	+	+	-	+	+	+	+
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)	-	-	-	-	-	-	-	-	-
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	-	-	-	-	-	-	-
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	+	+	+	+	0	0	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):										
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	--	0	0
a Listed Building	--		--	--	--	--	0	0	0	0	
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
	300m of a Scheduled Monument		-	0	0	0	0	0	0	-	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		-	0	-	-	-	0	-	-	-
300m of a Listed Building	-		-	-	-	-	-	-	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)									
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)									
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0	0	0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for employment or is 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			-14	-6	-10	-10	-14	-4	-5	-3	-7
Range is 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19 Overall Sustainability Conclusion			Poor	Good	Fair	Fair	Fair	Good	Good	Good	Fair

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			P53b	P54	P56	P59	P61	P63	RED006	RUY020	SHF017	SHF018c	SHF018d	SHF024
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	--	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		-	-	-	0	-	0	0	0	0	0	0	-
	250m of a Wildlife Site		0	0	-	0	-	0	0	0	0	0	0	-
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	-	0	-	-	0	0	-	-	0	-
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	-	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	+	-	-	-	-	+	+	+	-	-
	GP surgery		-	-	-	-	-	-	-	-	+	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	+	-	-
	Outdoor sports facility		-	-	+	-	-	-	-	+	+	+	-	-
	Amenity green space		-	-	+	+	+	-	-	+	-	-	-	-
Accessible natural green space (natural/semi-natural green space)	-		-	+	-	-	-	-	+	-	-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :		-	+	+	-	+	+	-	+	+	-	-	-
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
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	-	0	-	-	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	0	+	0	0	+	0	0	+	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	-	0	0	0	0	0	-
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	--	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	--	--	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		-	-	-	0	0	0	0	-	0	0	0	0
	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
300m of a Listed Building	-		-	-	0	-	0	-	-	-	-	0	0	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)			--		--	--	not assessed					
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)		-		-		-						
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0							0	0	0	0	
	Site is wholly classified as low landscape sensitivity for employment or is 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	-11	-9	-7	-13	-14	-9	-3	-5	-4	-9	-12
Range is 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19 Overall Sustainability Conclusion			Fair	Fair	Fair	Fair	Fair	Poor	Fair	Good	Good	Good	Fair	Fair

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:		
			SHF034	SHF035	SHF037	SHH002	SHR057	SHR058	SHR105	SHR109	SHR157	SHR157 VAR	SHR158	
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0		
	Ramsar Site		0	0	0	0	0	0	0	--	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	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	
	Wildlife Site		0	0	0	0	0	0	--	0	--	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	--	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	-	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	-	0	0	0
	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
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	
	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
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	-	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	+	+	-	-	+	-	-	-	-	-	-	
	GP surgery		+	-	-	-	+	-	+	-	-	-	-	
	Leisure centre		-	-	-	-	-	-	+	-	-	-	-	
	Outdoor sports facility		+	+	-	-	+	+	+	-	-	-	-	
	Amenity green space		+	-	-	-	+	+	+	+	-	-	+	
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	+	+	+	+	-	-	+		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :		+	-	-	-	+	-	-	+	-	+		
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	
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	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	0	0	0	0	+	0	+	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	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	--	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	0	0	0	0	0	0	-	0	0	0	0
300m of a Listed Building	-		0	0	-	-	-	-	0	-	-	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0	0	0	not assessed	0	0		0	0	0	0	
	Site is wholly classified as low landscape sensitivity for employment or is 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	-5	-9	-11	-2	-9	-6	-8	-10	-12	-6	
Overall Sustainability Conclusion			Good	Good	Fair	Fair	Good	Fair	Good	Fair	Fair	Fair	Good	

Range is 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19

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:
			SHR166	SHR174	SHR176	SHR181	SHR190	SHR192	SHR196	SHR197	SHR198	SHR219	SHR225
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
	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
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		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
	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
	500m of Ancient woodland		0	0	0	0	0	0	0	0	-	0	0
	250m of a Wildlife Site		-	-	-	-	-	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
	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	
5	Site boundary within 480m³ of one or more of the following (record all that apply):												
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	+	+	-	-	+	-	-	-	-
	GP surgery		-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-
	Outdoor sports facility		-	+	+	+	-	-	+	+	-	-	-
	Amenity green space		+	+	+	+	+	-	+	-	-	+	-
Accessible natural green space (natural/semi-natural green space)	+		+	+	+	+	-	+	-	-	+	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :		-	+	+	+	+	-	-	+	-	+	+
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	-	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	-	0	0	0	0	0	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	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
13	Site wholly/partly within/contains any of the following (record all that apply):												
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	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
	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
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0
300m of a Listed Building	0		0	0	0	0	0	0	0	0	0	-	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)											
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)	-		-								
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)		0		0	0	0	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for employment or is 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			-7	-3	-3	-2	-4	-9	-4	-6	-12	-4	-9
Overall Sustainability Conclusion			Fair	Good	Good	Good	Good	Fair	Good	Good	Poor	Good	Fair

Range is 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19

Criteria	Criteria Description	Scoring Guide	Site Ref:	Site Ref:	Site Ref:
			STC004	WAH006	WIC010
1	Site wholly or partly within one or more of the following (record all that apply):				
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0
	Ramsar Site		0	0	0
	National Nature Reserve		0	0	0
	Site of Special Scientific Interest		0	0	0
	Ancient Woodland		0	0	0
	Wildlife Site		0	--	0
Local Nature Reserve	0		0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):				
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0
	1km of a Ramsar Site		0	0	0
	500m of a National Nature Reserve		0	0	0
	500m of a Site of Special Scientific Interest		0	0	0
	500m of Ancient woodland		0	-	0
	250m of a Wildlife Site		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	Yes = minus score (-) No = zero score (0)	0	0	0
	Outdoor sports facility		0	0	0
	Amenity green space		0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0
5	Site boundary within 480m³ of one or more of the following (record all that apply):				
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-
	GP surgery		-	-	-
	Leisure centre		-	-	-
	Outdoor sports facility		-	+	-
	Amenity green space		+	-	-
Accessible natural green space (natural/semi-natural green space)	-		+	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :		+		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0
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)	+	+	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):				
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0
	a Scheduled Monument		0	0	0
	a Registered Battlefield		0	0	0
	a Registered Park or Garden		0	0	0
	a Conservation Area		0	0	0
a Listed Building	0		0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):				
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0
	300m of a Scheduled Monument		0	0	0
	300m of a Registered Battlefield		0	0	0
	300m of a Registered Park or Garden		0	0	0
	300m of a Conservation Area		0	0	0
300m of a Listed Building	0		0	0	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)			
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)			
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0	not assessed	not assessed
	Site is wholly classified as low landscape sensitivity for employment or is 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			-5	-7	-8
Overall Sustainability Conclusion			Good	Fair	Fair

Range is 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19

Strategic Sites
Stage 2b Screening of Sites:
Site Assessments

Strategic Sites Assessment - Stage 2b	
Site Reference:	ALB018
Site Address:	Elms Farm Land, Albrighton
Approximate Site Size (Ha):	29.3
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	The site consists of a series of agricultural fields located within the Green Belt to the south west of Albrighton.
Surrounding Character:	Character to the south and west is predominantly agricultural, although there is also a garden centre to the west of the northern element of the site. Character to the east is predominantly residential. Character to the north is a mix of residential, agricultural and open spaces used for outdoor sports.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
Economic Growth Strategy Contribution⁴:	The site was assessed in the context of its potential to contribute to meeting the needs of Albrighton. Albrighton is located on the A41 and M54/A5 strategic corridors.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	P35
Site Address:	Land south of Albrighton Hall, Albrighton
Approximate Site Size (Ha):	38.6
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	An extensive irregularly shaped site consisting a large number of agricultural fields located to the south of Albrighton Hall and the settlement of Albrighton itself.
Surrounding Character:	Character to the south, west and east is predominantly agricultural. Character to the north is a mix of residential dwellings (of various density), land allocated for residential development or safeguarded for future development.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	Assessed with Specific Settlement²: The site was assessed in Stage 3 of the site assessment process in association with a Key Centre.
	Strategic Suitability³: The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
	Economic Growth Strategy Contribution⁴: The site was assessed in the context of its potential to contribute to meeting the needs of Albrighton. Albrighton is located on the A41 and M54/A5 strategic corridors.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	P36b
Site Address:	Land at Lea Hall, South of Albrighton
Approximate Site Size (Ha):	56.3
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	A very large and irregularly shaped site consisting of numerous agricultural fields. The site is separated from the built form of the settlement by further agricultural land.
Surrounding Character:	Surrounding character is predominantly agricultural.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	Assessed with Specific Settlement²: The site was assessed in Stage 3 of the site assessment process in association with a Key Centre.
	Strategic Suitability³: The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. In isolation, it is separated from the built form of the settlement, but there are other site promotions within this area of separation (and the other site is considered available, of an appropriate site and the strategic assessment has not identified a significant constraint).
	Economic Growth Strategy Contribution⁴: The site was assessed in the context of its potential to contribute to meeting the needs of Albrighton. Albrighton is located on the A41 and M54/A5 strategic corridors.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	BAY003
Site Address:	South of Windy Ridge, Bayston Hill
Approximate Site Size (Ha):	29.5
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	A large site lying to the west of Bayston Hill which is formed by an undulating area of agricultural land which slopes markedly down to the Rea Brook. The site is separated from the settlement of Bayston Hill by additional agricultural land and an area of open space (Lythwood). There is a history of coal mining in the area; as such there are a number of Development High Risk areas on the site. The site is not adjacent to the development boundary.
Surrounding Character:	The site is surrounded by other agricultural land and an area of open space known as Lythwood. Immediately between the site and the Rea Brook is the settlement of Hook-a-Gate.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	Assessed with Specific Settlement²:
	Strategic Suitability³: The site is located within the Green Gap between Bayston Hill and Hook-a-gate. In isolation, the site is separated from the built form of the settlement. Whilst there are other site promotions within this area of separation, there remains uncertainty about the availability of adjacent site(s).
Economic Growth Strategy Contribution⁴:	The site is located in proximity of Bayston Hill and Hook-a-gate. Bayston Hill is located on the A49 strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b		
Site Reference:	BWU001	
Site Address:	Land at Beslow	
Approximate Site Size (Ha):	135.7	
Type of Site:	Greenfield	
If mixed, percentage brownfield:	0%	
General Description:	A very large site consisting of a series of agricultural fields. Site boundaries are predominantly defined by agricultural field boundaries.	
Surrounding Character:	Primarily agricultural.	
Residential Suitability Information: (from SLAA)	N/A	
Employment Suitability Information: (from SLAA)	N/A	
Availability Information¹:	Currently Available	
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.	
Conclusion	Availability¹:	
	Assessed with Specific Settlement²:	
	Strategic Suitability³:	The site was promoted following the conclusion of the SLAA.
	Economic Growth Strategy Contribution⁴:	The site has been promoted as a potential strategic site. The site is located in proximity to but some distance from the M54/A5 strategic corridor. Due to the scale of the proposal, it is considered appropriate to consider the site within Stage 3 of the site assessment process.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.	

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	BRD011
Site Address:	Land West of Bridgnorth
Approximate Site Size (Ha):	27.9
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	A large site that lies outside but adjacent to the development boundary. It originates in the south from the A458 adjacent to the Auction Centre/Retail Park and wraps around as far as Hook Farm to the north west of Bridgnorth. In doing so it spans Church Lane. The site is adjacent to SAMDEV sites BRID001 and 020a which lie between this site and the existing built form of Bridgnorth. In character the site is gently undulating and utilised for agricultural purposes with the presence of established trees and hedgerows dividing the component fields.
Surrounding Character:	At the southern end the site borders to its eastern side the auction centre and retail park on the A458. To its northern end is the residential development at and around Hook Farm Road. At its mid point the site lies adjacent to Tasley village. Currently the remainder of the site is bordered by agricultural land but is bordered to its eastern side by two sites BRID001 and 020a which are allocated by SAMDEV for housing.
Residential Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	Assessed with Specific Settlement²:
	Strategic Suitability³:
Economic Growth Strategy Contribution⁴:	The site is located in proximity of Bridgnorth. The Economic Growth Strategy identifies the need to "support the cluster of activities and key sectors in Bridgnorth and work with existing companies on future plans".
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	BRD030
Site Address:	Tasley Garden Village
Approximate Site Size (Ha):	128.1
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site is a very large predominantly greenfield site consisting of a significant number of agricultural fields and some farmsteads. The site is bounded by the the A458 to the north, Tiddle Brook to west and south and Ludlow Road to the east.
Surrounding Character:	Character to the east west and south is predominantly agricultural. Character to the north is a mix of agricultural, commercial, residential, open space and land allocated for residential development.
Residential Suitability Information: (from SLAA)	N/A
Employment Suitability Information: (from SLAA)	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	
Conclusion	Availability¹:
	Assessed with Specific Settlement²: The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	Strategic Suitability³: The site was promoted following the conclusion of the SLAA.
	Economic Growth Strategy Contribution⁴: The site is located in proximity of Bridgnorth. The Economic Growth Strategy identifies the need to "support the cluster of activities and key sectors in Bridgnorth and work with existing companies on future plans".
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	BRD032
Site Address:	Stanmore Garden Village
Approximate Site Size (Ha):	102.5
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	<p>A large site located to the east of Bridgnorth. The site consists of part of P54, P56, P58a, STC002 and STC005. The site consists of three distinct areas:</p> <ul style="list-style-type: none"> - Part A the main site area and western-most of the three areas. It consists of site P56, STC005 and part of site P54. It consists of a large number of agricultural fields bounded by the A458 to the south, A454 to the east, Hermitage Hill to the west, and the B4363 to the north. Boundaries are primarily defined by a road to the north and south, ridge to the west and road/agricultural field boundary to the east. - Part B a smaller area and central of the three areas. It consists of site STC002. The site was formerly part of the RAF Stanmore campus. Whilst much of the rest of the site was converted to an industrial estate, this component was allowed to naturalise. The site forms the gap between Stanmore Industrial Estate and dwellings at The Hobbins. The site is bounded by Stanmore Industrial Estate to the south, The Hobbins (road) to the north, Stanmore Country Park to the west and a field boundary/wooded area to the east. - Part C a smaller area and eastern-most of the three areas. It consists of site P58a. The site consists of two agricultural fields enclosed by Stanmore Industrial Estate to the south and south-west, an agricultural field boundary to the north-west, a path/agricultural field boundary to the east and Brook Lane/an agricultural field boundary to the north.
Surrounding Character:	Surrounding character includes residential, commercial, agricultural and woodland.
Residential Suitability Information: (from SLAA)	N/A
Employment Suitability Information: (from SLAA)	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	
Conclusion	<p>Availability¹:</p> <p>Assessed with Specific Settlement²: The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.</p> <p>Strategic Suitability³: Whilst the site itself has not been directly assessed within the SLAA, the components of the site have been. The site is located within the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site lies immediately adjacent to ancient woodland, which runs along Hermitage Ridge to the west of the site between it and the existing form of Bridgnorth. The site contains part of and is in proximity of The Hermitage Scheduled Monument. The site contains a number of other heritage assets which should be appropriately managed. Due to its size is likely to have archaeological potential.</p> <p>Economic Growth Strategy Contribution⁴: The site is located in proximity of Bridgnorth. The Economic Growth Strategy identifies the need to "support the cluster of activities and key sectors in Bridgnorth and work with existing companies on future plans".</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	P53b
Site Address:	Land north of the A454 and Swancote, north east of Bridgnorth
Approximate Site Size (Ha):	74.4
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	A large site located to the north east of Bridgnorth. The site consists of a large number of agricultural fields bounded by the A454 to the south and rural lanes to the east and north. The sites western boundary is an agricultural field boundary.
Surrounding Character:	Surrounding uses are predominantly agricultural.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	Assessed with Specific Settlement²: The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	Strategic Suitability³: The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is adjacent to Stanmore Industrial Estate/The Hobbins.
	Economic Growth Strategy Contribution⁴: The site was assessed in the context of its potential to contribute to meeting the needs of Bridgnorth. The Economic Growth Strategy identifies the need to "support the cluster of activities and key sectors in Bridgnorth and work with existing companies on future plans".
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	P54
Site Address:	Land south of the A454 and Swancote, east of Bridgnorth
Approximate Site Size (Ha):	130.8
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	A large site located to the east of Bridgnorth. The site consists of a large number of agricultural fields bounded by the A454 to the north, Broom Lane to the east, the A454 to the west and residential curtilages associated with dwellings at The Hobbins and The Hobbins road.
Surrounding Character:	Character to the east, north and west is predominantly agricultural. To the south character is a mix of residential (The Hobbins), commercial (Stanmore Industrial Estate) and agricultural.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
	Economic Growth Strategy Contribution⁴:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	P56
Site Address:	Land at Hermitage Farm, Bridgnorth
Approximate Site Size (Ha):	77.6
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	A large site located to the east of Bridgnorth. The site consists of a large number of agricultural fields bounded by the A458 to the south, A454 to the east, Hermitage Hill to the west, and the B4363 to the north.
Surrounding Character:	Character to the south is predominantly agricultural. Character to the north is a mix of agricultural, woodland and a cemetery. Character to the west is woodland located on Hermitage Hill beyond which are residential dwellings and commercial uses within the settlement of Bridgnorth. Character to the east is a mix of woodland at Stanmore Country Park and agricultural land, beyond which are residential dwellings at The Hobbins and commercial uses at Stanmore Industrial Estate.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
	Economic Growth Strategy Contribution⁴:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	P59
Site Address:	Land east of Stanmore Industrial Estate, east of Bridgnorth
Approximate Site Size (Ha):	41.5
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	A generally linear site consisting of a series of agricultural fields to the east of Stanmore and Stanmore Industrial Estate and Stanmore Country Park.
Surrounding Character:	Character to the north, east and south is predominantly agricultural. Character to the west is more diverse, being agricultural to the west of the northern element of the site, commercial uses (associated with Stanmore Industrial Estate) and woodland (associated with Stanmore Country Park) to the west of the central element of the site, and a mix of residential and agricultural uses to the west of the southern element of the site.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	Assessed with Specific Settlement²: The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	Strategic Suitability³: The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is adjacent to Stanmore Industrial Estate/The Hobbins.
	Economic Growth Strategy Contribution⁴: The site was assessed in the context of its potential to contribute to meeting the needs of Bridgnorth. The Economic Growth Strategy identifies the need to "support the cluster of activities and key sectors in Bridgnorth and work with existing companies on future plans".
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	P61
Site Address:	Land south of the A458, Bridgnorth
Approximate Site Size (Ha):	97.2
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	A very large site located to the south of the A458.
Surrounding Character:	Character to the north, south and east is predominantly agricultural, although there is also a caravan site to the north-east of the site. Character to the west is also agricultural beyond which it is commercial.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	Assessed with Specific Settlement²: The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	Strategic Suitability³: The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
	Economic Growth Strategy Contribution⁴: The site was assessed in the context of its potential to contribute to meeting the needs of Bridgnorth. The Economic Growth Strategy identifies the need to "support the cluster of activities and key sectors in Bridgnorth and work with existing companies on future plans".
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	P63
Site Address:	Land east/north of the River Severn, Bridgnorth
Approximate Site Size (Ha):	61.1
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	A linear site which follows the route of the River Severn to the south of Bridgnorth. The site consists of a series of agricultural fields.
Surrounding Character:	Character to the south east and west is predominantly agricultural. Character to the north is a mix of residential and a caravan park.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	Assessed with Specific Settlement²:
	Strategic Suitability³: The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. Much of the site is located within flood zones 2 and/or 3.
	Economic Growth Strategy Contribution⁴: The site is located in proximity of Bridgnorth. The Economic Growth Strategy identifies the need to "support the cluster of activities and key sectors in Bridgnorth and work with existing companies on future plans".
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	STC004
Site Address:	Stanmore Country Park, Stanmore, Bridgnorth
Approximate Site Size (Ha):	33.9
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	The site is an extensive Country Park located to the west of Stanmore Industrial Estate, forming part of the gap between the Estate and the settlement of Bridgnorth. The site was formerly part of the RAF Stanmore Campus.
Surrounding Character:	Character to the west is predominantly agricultural. Character to the north is a mix of commercial uses at Stanmore Industrial Estate and residential dwellings at The Hobbins. Character to the east is a mix of the commercial uses at Stanmore Industrial Estate and agricultural land. Character to the south is predominantly agricultural, however there is also a small group of dwellings and a touring caravan site.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
	Economic Growth Strategy Contribution⁴:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	P26
Site Address:	Land north of Junction 3
Approximate Site Size (Ha):	957.8
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	An extensive site consisting of numerous agricultural fields and wooded areas. Although the exact extent of the site is currently undefined, taken at its greatest possible extent it represents a very significant area of countryside within the Green Belt. The site is crossed by three brooks, running approximately north-south. The A41 and a number of minor roads also divide the site. The site benefits from being located to the north of Junction 3 on the M54. The site has previously been promoted for the formation of a series of linked new settlements.
Surrounding Character:	Surrounding character is predominantly agricultural. However the site does wrap around the settlement of Tong and runs along the southern boundary of the settlement of Tong Norton. The sites southern boundary is defined by the M54 and its focal point is Junction 3 on the M54.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	<p>Availability¹: It is understood that this site has been superseded by site P26 (Amended) Land north of Junction 3 and west of the A41.</p> <p>Assessed with Specific Settlement²:</p> <p>Strategic Suitability³: The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. Three brooks run through the site, land either side of these brooks is located in flood zones 2 and/or 3. The site contains and is in proximity of heritage assets including scheduled monuments, listed buildings and a registered park. The site contains and is in proximity of trees subject to TPO protection. The remaining area of the site may still have potential.</p> <p>Economic Growth Strategy Contribution⁴: The site is located on the M54/A5 strategic corridor.</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b		
Site Reference:	P26 (Amended)	
Site Address:	Land north of Junction 3 and west of the A41	
Approximate Site Size (Ha):	696.6	
Type of Site:	Greenfield	
If mixed, percentage brownfield:	0%	
General Description:	<p>An extensive site consisting of numerous agricultural fields and wooded areas, the site is crossed by two brooks, running approximately north-south. The site represents a significant area of countryside within the Green Belt. It is understood that extensive areas of land within the site promotion are not proposed for development but represent opportunity areas for providing public benefit - this includes land to the east of the A41 and land at and in proximity to Lizard's Hill, relevant proposals for this land could occur whilst it remains in the Green Belt. As such the extent of the site promotion for development/release from the Green Belt is substantially smaller than the total site area, being around 370ha).</p> <p>The site is primarily bounded by the A41 to the east (land to the east of the A41 is included within the sites red line boundary, however it is not proposed for development/release from the Green Belt but rather to provide community benefits) and benefits from being located to the north of Junction 3 on the M54, with the M54 itself defining the sites southern boundary. Its northern boundary is defined by the A5 and its western boundary is defined by agricultural field boundaries/roads in parts.</p> <p>The site has been promoted for the formation of a planned settlement containing around 50ha (or 75ha) of employment, around 3,000 dwellings, and a local centre to provide services, facilities and infrastructure.</p>	
Surrounding Character:	Surrounding character is predominantly agricultural. However the site lites to the west of Tong and Tong Norton and includes an area of land between these two settlements (not proposed for development/release from the Green Belt but rather to provide community benefits), it also wraps around some rural dwellings.	
Residential Suitability Information: (from SLAA)	Not Suitable - whilst the site itself has not been directly assessed, the majority of the site did form part of a wider site assessment.	
Employment Suitability Information: (from SLAA)	Not Suitable - whilst the site itself has not been directly assessed, the majority of the site did form part of a wider site assessment.	
Availability Information¹:	Currently Available	
Achievability/Viability Information:	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>	
Conclusion	Availability¹:	
	Assessed with Specific Settlement²:	
	Strategic Suitability³:	<p>Whilst the site itself has not been directly assessed, much of the site was assessed as part of sites within the wider site assessment process.</p> <p>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</p> <p>Two brooks run through the site, land either side of this brook is located in flood zones 2 and/or 3.</p> <p>The site contains and is in proximity of heritage assets including scheduled monuments, listed buildings and a registered park.</p> <p>The site contains and is in proximity of trees subject to TPO protection.</p> <p>The remaining area of the site may still have potential.</p>
	Economic Growth Strategy Contribution⁴:	The site is located on the M54/A5 strategic corridor.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.	

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b		
Site Reference:	P26 (Amended) V2	
Site Address:	Land north of Junction 3 and west of the A41	
Approximate Site Size (Ha):	139.8	
Type of Site:	Greenfield	
If mixed, percentage brownfield:	0%	
General Description:	<p>An extensive site consisting of numerous agricultural fields. The site represents a significant area of countryside within the Green Belt. The site is crossed by a two brooks, running approximately north-south (the western brook runs through only a small portion of the site).</p> <p>The site is bounded by the A41 to the east and benefits from being located to the north of Junction 3 on the M54, with the M54 itself defining the sites southern boundary. Its northern and western boundaries are defined by agricultural field boundaries.</p> <p>The site has been promoted as a strategic employment site of around 50ha or around 75ha with necessary supporting infrastructure.</p>	
Surrounding Character:	Surrounding character is predominantly agricultural. However the site does lie to the west of the settlements of Tong and Tong Norton.	
Residential Suitability Information: (from SLAA)	Not Suitable - whilst the site itself has not been directly assessed, the site did form part of a wider site assessment.	
Employment Suitability Information: (from SLAA)	Not Suitable - whilst the site itself has not been directly assessed, the site did form part of a wider site assessment.	
Availability Information¹:	Currently Available	
Achievability/Viability Information:	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>	
Conclusion	Availability¹:	
	Assessed with Specific Settlement²:	
	Strategic Suitability³:	<p>Whilst the site itself has not been directly assessed, the site did form part of sites within the wider site assessment process.</p> <p>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</p> <p>Two brooks run through the site, land either side of this brook is located in flood zones 2 and/or 3. The site contains and is in proximity of heritage assets including scheduled monuments, listed buildings and a registered park.</p> <p>The site contains and is in proximity of trees subject to TPO protection.</p> <p>The remaining area of the site may still have potential.</p>
	Economic Growth Strategy Contribution⁴:	The site is located on the M54/A5 strategic corridor.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.	

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b		
Site Reference:	P28 and parts of P30 and P40.	
Site Address:	RAF Cosford	
Approximate Site Size (Ha):	275.0	
Type of Site:	Mixed	
If mixed, percentage brownfield:	Approx. 60%	
General Description:	<p>The site represents the full extent of RAF Cosford. It is divided into four broad areas, these are:</p> <p>The eastern element consists of the accommodation block.</p> <p>The central element consists of the main site (uses on the site are varied but include large format employment units, office based employment, car-parking, other ancillary hardstanding, residential dwellings and public open space and the sports area.</p> <p>The southern element consists of the airfield and associated buildings.</p>	
Surrounding Character:	<p>To the north, east and west the character is predominantly agricultural, although there are also several large rural dwellings on large plots.</p> <p>To the south is agricultural land and a horticultural nursery.</p> <p>The settlement of Albrighton is located to the south east of the site.</p>	
Residential Suitability Information: (from SLAA)	Not Suitable - whilst the site itself has not been directly assessed within the SLAA, the components of the site have been.	
Employment Suitability Information: (from SLAA)	Not Suitable - whilst the site itself has not been directly assessed within the SLAA, the components of the site have been.	
Availability Information¹:	Currently Available (specifically for military use or non-profit making uses)	
Achievability/Viability Information:	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident.</p> <p>Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>	
Conclusion	Availability¹:	
	Assessed with Specific Settlement²:	
	Strategic Suitability³:	<p>Whilst the site itself has not been directly assessed within the SLAA, the components of the site have been. The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</p> <p>A brook runs through the site, land either side of this brook is located in flood zones 2 and/or 3.</p> <p>The site contains and is in proximity of heritage assets including a conservation area and listed buildings.</p> <p>The site contains and is in proximity of trees subject to TPO protection.</p> <p>The remaining area of the site may still have potential.</p>
	Economic Growth Strategy Contribution⁴:	The site is located on the M54/A5 strategic corridor.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.	

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b		
Site Reference:	P28 and parts of CFD001, P30 and P40	
Site Address:	RAF Cosford	
Approximate Site Size (Ha):	293.0	
Type of Site:	Mixed	
If mixed, percentage brownfield:	Approx 55%	
General Description:	<p>The site represents the full extent of RAF Cosford and an area of land promoted by the Midlands Air Ambulance Charity who are one of the occupiers of RAF Cosford.</p> <p>It is divided into four broad areas, these are:</p> <p>The eastern element consists of the accommodation block.</p> <p>The central element consists of the main site (uses on the site are varied but include large format employment units, office based employment, car-parking, other ancillary hardstanding, residential dwellings and public open space and the sports area.</p> <p>The north-western element which has been specifically promoted for a new headquarters for the Midlands Air Ambulance Charity.</p> <p>The southern element consists of the airfield and associated buildings.</p>	
Surrounding Character:	<p>To the north, east and west the character is predominantly agricultural, although there are also several large rural dwellings on large plots.</p> <p>To the south is agricultural land and a horticultural nursery.</p> <p>The settlement of Albrighton is located to the south east of the site.</p>	
Residential Suitability Information: (from SLAA)	Not Suitable - whilst the site itself has not been directly assessed within the SLAA, the components of the site have been.	
Employment Suitability Information: (from SLAA)	Not Suitable - whilst the site itself has not been directly assessed within the SLAA, the components of the site have been.	
Availability Information¹:	Currently Available (specifically for military use or non-profit making uses)	
Achievability/Viability Information:	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident.</p> <p>Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>	
Conclusion	Availability¹:	
	Assessed with Specific Settlement²:	
	Strategic Suitability³:	<p>Whilst the site itself has not been directly assessed within the SLAA, the components of the site have been. The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</p> <p>A brook runs through the site, land either side of this brook is located in flood zones 2 and/or 3.</p> <p>The site contains and is in proximity of heritage assets including a conservation area and listed buildings.</p> <p>The site contains and is in proximity of trees subject to TPO protection.</p> <p>The remaining area of the site may still have potential.</p>
	Economic Growth Strategy Contribution⁴:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.	

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b		
Site Reference:	P28	
Site Address:	RAF Cosford Main Site, Cosford	
Approximate Site Size (Ha):	77.6	
Type of Site:	Mixed	
If mixed, percentage brownfield:	Approx. 75%	
General Description:	This site consists of the built form and associated open spaces within the main RAF Cosford Campus. Uses on the site are varied but include large format employment units, office based employment, car-parking, other ancillary hardstanding, residential dwellings and public open space (including an outdoor stadium). The extent of the site is defined by the A41 to the east; the railway line to the south; Neachley Lane to the west; and Long Lane to the north.	
Surrounding Character:	Character to the north and west is predominantly agricultural. To the east beyond the A41 lies an accommodation area which forms part of the wider RAF Cosford. Character to the south is defined by the RAF Cosford airfield and associated infrastructure.	
Residential Suitability Information: (from SLAA)	Not Suitable	
Employment Suitability Information: (from SLAA)	Not Suitable	
Availability Information¹:	Currently Available (specifically for military use or non-profit making uses)	
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.	
Conclusion	Availability¹: Assessed with Specific Settlement²:	It is understood that this site has been superseded by site (P28 and parts of P30 and P40 / P28 and parts of CFD001, P30 and P40) RAF Cosford.
	Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
	Economic Growth Strategy Contribution⁴:	The site is located on the M54/A5 strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.	

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	P29
Site Address:	Land either side of Neachley Lane, Cosford
Approximate Site Size (Ha):	297.0
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 1%
General Description:	An extensive site containing numerous agricultural fields, wooded areas and a number of large rural dwellings on large plots. Two brooks run through the site. The sites boundaries are defined by the Railway line and the RAF Cosford campus to the south, the A41 to the east, the M54 to the north, and a brook to the west.
Surrounding Character:	To the north and west the character is predominantly agricultural. To the south and east is the RAF Cosford campus and airfield along with further agricultural fields.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	Assessed with Specific Settlement²:
	Strategic Suitability³: The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. A brook runs through the site, land either side of this brook is located in flood zones 2 and/or 3. The site contains and is in proximity of heritage assets including a conservation area and listed buildings. The site contains and is in proximity of trees subject to TPO protection. The remaining area of the site may still have potential.
	Economic Growth Strategy Contribution⁴: The site is located on the M54/A5 strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	P30
Site Address:	Land east of the A41, Cosford
Approximate Site Size (Ha):	111.5
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 35%
General Description:	The site is divided into three elements. The northern element consists of agricultural land either side of a brook and wraps around a number of large rural dwellings on large plots. The central element consists of a military campus (part of the wider RAF Cosford) which contains a mix of commercial and residential uses. The third element consists of further agricultural fields.
Surrounding Character:	Character to the north and east is predominantly agricultural. Character to the west is split between agricultural and a military campus (RAF Cosford). Character to the south is also predominantly agricultural, although there is also a garden centre in this area.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available (much of the site is specifically for military use or non-profit making uses)
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹: Assessed with Specific Settlement²:
	Strategic Suitability³:
	Economic Growth Strategy Contribution⁴:
	Summary:
	<p>It is understood that much of this site has been superseded by site (P28 and parts of P30 and P40 / P28 and parts of CFD001, P30 and P40) RAF Cosford. The remaining area is divided into sites which in isolation are either less than 25ha or there is uncertainty about their availability.</p> <p>The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.</p> <p>A brook runs through the site, land either side of this brook is located in flood zones 2 and/or 3. The site contains and is in proximity of heritage assets including a conservation area and listed buildings. It is understood that much of the southern element of the site is located within a safeguarding zone associated with the operation of the airfield at RAF Cosford. The remaining area of the site may still have potential.</p> <p>The site is located on the M54/A5 strategic corridor.</p> <p>Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.</p>

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	P40
Site Address:	RAF Cosford Airfield, Cosford
Approximate Site Size (Ha):	239.1
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 30%
General Description:	A large varied site consisting of Cosford Airfield, units and landscaping ancillary to the airfield and RAF Museum Cosford. Boundaries are defined by the railway line to the north, the A41/Old Worcester Road/Kennel Lane to the east, the A464 to the south, and a brook to the west.
Surrounding Character:	Character to the east, west and south is predominantly agricultural. Character to the north is a mix of agricultural and the RAF Cosford campus. The settlement of Albrighton is located to the south east of the site.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available (specifically for military use or non-profit making uses)
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	<p>Availability¹: It is understood that much of this site has been superseded by site P28 and parts of P30 and P40 / P28 and parts of CFD001, P30 and P40) RAF Cosford. The remaining area is divided into sites which in isolation are either less than 25ha or there is uncertainty about their availability.</p> <p>Assessed with Specific Settlement²:</p> <p>Strategic Suitability³: The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. A brook runs through the site, land either side of this brook is located in flood zones 2 and/or 3. The remaining area of the site may still have potential.</p> <p>Economic Growth Strategy Contribution⁴: The site is located on the M54/A5 strategic corridor.</p>
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	HDL017
Site Address:	Land west of Hadnall
Approximate Site Size (Ha):	31.34
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A large site consisting of a series of agricultural fields to the west of Hadnall. Site boundaries are defined by a combination of the railway line to the west, property curtilages and roads to the south and east, and roads
Surrounding Character:	Surrounding character is a mix of residential and agricultural.
Residential Suitability Information: (from SLAA)	N/A
Employment Suitability Information: (from SLAA)	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²: The site was assessed in Stage 3 of the site assessment process in association with a Community Hub.
	Strategic Suitability³: The site was promoted following the conclusion of the SLAA.
	Economic Growth Strategy Contribution⁴: The site was assessed in the context of its potential to contribute to meeting the needs of Hadnall. The site is located in proximity of Hadnall. Hadnall is located on the A49 strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	HNN026
Site Address:	Land to the South West of Highley
Approximate Site Size (Ha):	26.62
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Pasture land consisting of a number of relatively flat grass fields separated by small hedges with mature trees. The site contains a small pond. Ground slopes gradually from Netherton Lane up to edge of the village to the east. The site is fairly open with views to the village.
Surrounding Character:	Land to the west is predominantly agricultural in character. Land to the north consists of a new residential development. Land to the east is a mix of residential development and a couple of small agricultural fields. Land to the south is a mix of agricultural and commercial.
Residential Suitability Information: (from SLAA)	N/A
Employment Suitability Information: (from SLAA)	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²: The site was assessed in Stage 3 of the site assessment process in association with a Key Centre.
	Strategic Suitability³: The site was promoted following the conclusion of the SLAA.
	Economic Growth Strategy Contribution⁴: The site is located in proximity to Highley. Highley is not located on a strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	IRN001
Site Address:	Former Ironbridge Power Station Site
Approximate Site Size (Ha):	136.0
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 30%
General Description:	The site consists of the former ironbridge power station site and ancillary land. Site boundaries are defined by the extent of the power station site (eastern portion) and agricultural field boundaries (western portion).
Surrounding Character:	Surrounding character is predominantly agricultural/woodland. However there are also small pockets of residential dwellings in proximity of the site.
Residential Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
	Economic Growth Strategy Contribution⁴:
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	LUD004
Site Address:	Lower Barns Farm, South of Ludlow
Approximate Site Size (Ha):	62.7
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	The site is south of the built form and the development boundary of Ludlow. The River Teme wraps around the border on the north and east side. There are some minor roads running through the site between the retail stores and the dwellings, from east to west. The site is otherwise all agricultural, with the only access off Overton Road to the west.
Surrounding Character:	The site is partly surrounded by the River Teme, with the built form of Ludlow to the north beyond the river. Otherwise the site is surrounded by agricultural land, with some residential the west side on Lower Barns Road, with a water reclamation works to the south.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	Assessed with Specific Settlement²:
	Strategic Suitability³: A small portion of the site is located within flood zones 2 and/or 3. The site is more closely associated with the settlement of Ludford than Ludlow.
	Economic Growth Strategy Contribution⁴: The site is located in proximity of Ludlow. Ludlow is located on the A49 strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	LUD041
Site Address:	Land to the North of Sheet Road Development Site, Ludlow
Approximate Site Size (Ha):	26.0
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	This predominantly level site comprises a large tract of open agricultural land directly to the north of the Ludlow Ecopark Business Estate and Park and Ride. The site is bounded to the west by the A49. It is immediately adjacent to the Development Boundary.
Surrounding Character:	To the north and east the site is bounded by agricultural land and associated development. To the south is the Ludlow Park& Ride car park. To the immediate west of the site is the A49 on the opposite side at this point being employment development.
Residential Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
Economic Growth Strategy Contribution⁴:	The site was assessed in the context of its potential to contribute to meeting the needs of Ludlow. Ludlow is located on the A49 strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b		
Site Reference:	Madeley	
Site Address:	Land adjoining Sutton Hill, Madeley	
Approximate Site Size (Ha):	50.6	
Type of Site:	Greenfield	
If mixed, percentage brownfield:	0%	
General Description:	A very large site consisting of a series of agricultural fields and a wooded area. Site boundaries are defined by a road to east and south, an access road/field boundaries to the west and a road/wooded field boundary.	
Surrounding Character:	Surrounding uses include agricultural land, open space, residential and commercial.	
Residential Suitability Information: (from SLAA)	N/A	
Employment Suitability Information: (from SLAA)	N/A	
Availability Information¹:	Currently Available	
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.	
Conclusion	Availability¹:	
	Assessed with Specific Settlement²:	
	Strategic Suitability³:	The site was promoted following the conclusion of the SLAA.
	Economic Growth Strategy Contribution⁴:	The site is located adjacent to Telford. Telford is located on the M54/A5 strategic corridor.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.	

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	MDR046
Site Address:	East of Maer Lane and North of the A53, Market Drayton
Approximate Site Size (Ha):	38.2
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	A large site located to the north of the A53 and north east of Market Drayton. The site consists of a series of agricultural fields.
Surrounding Character:	Character to the north and east is rural. Character to the south is predominantly residential. Character to the east is a mix of rural and land allocated for employment development.
Residential Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
	Economic Growth Strategy Contribution⁴:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	MDR049
Site Address:	North of the A53 and Greenfield Sportsfield, Market Drayton
Approximate Site Size (Ha):	34.5
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	This large site is formed of four fields currently used for agricultural purposes. The site is gently undulating, sloping gently upwards the east. Situated to the northern side of the A53 to the north of Market Drayton the site is adjacent to but outside of the development boundary.
Surrounding Character:	The land surrounding the site to the north of the A53 is currently in agricultural use. Land to the south of the A53 opposite the site is allocated for residential development.
Residential Suitability Information: (from SLAA)	N/A
Employment Suitability Information: (from SLAA)	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²: The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	Strategic Suitability³: The site was promoted following the conclusion of the SLAA.
	Economic Growth Strategy Contribution⁴: The site was assessed in the context of its potential to contribute to meeting the needs of Market Drayton. Market Drayton is located on the A41 strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	MOR012
Site Address:	Land between Weston and Morda
Approximate Site Size (Ha):	45.4
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	A very large site consisting of numerous agricultural fields located between Weston and Morda. The southern element of the site contains a large pond and surrounding land is relatively boggy. The site is bounded by the A483 to the east; Weston Road to the north; Sunnyside (B5069) to the west; an access track to the pond and the pond itself to the south west and a wooded belt the south east.
Surrounding Character:	Surrounding land uses include agricultural uses to the south, south west and east. Commercial/employment land to the north east. Residential dwellings to the north west. A mix of public open space, a football ground, agricultural land and a depot to the north.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
	Economic Growth Strategy Contribution⁴:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	OSW060
Site Address:	Land south of Whittington Road, Oswestry
Approximate Site Size (Ha):	27.4
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	Large strategic employment allocation consisting of a series of agricultural fields to the east of the A5 and south of the A495.
Surrounding Character:	Character to the south and east is agricultural. Character to the north is a mix of agricultural and commercial. Character to the west is primarily urban fringe and residential.
Residential Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²: The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	Strategic Suitability³:
Economic Growth Strategy Contribution⁴:	The site was assessed in the context of its potential to contribute to meeting the needs of Oswestry. Oswestry is located on the A5 strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	RED006
Site Address:	Rednal Industrial Estate, Rednal
Approximate Site Size (Ha):	26.6
Type of Site:	Mixed
If mixed, percentage brownfield:	Approximately 28%
General Description:	The site consists of an industrial estate, surrounding landscaping and agricultural fields. The industrial estate consists of former RAF buildings associated with the adjacent airfield. Site boundaries are defined by access roads and field boundaries.
Surrounding Character:	Surrounding land uses include commercial buildings, rural dwellings, the airfield and agricultural land.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³: Sites isolated location.
	Economic Growth Strategy Contribution⁴: The site is located at Rednal. Rednal is located in proximity to, but off the A5 strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	RUY020
Site Address:	Land at Brownhill, Ruyton XI Towns
Approximate Site Size (Ha):	28.9
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	10 agricultural fields outside development boundary on E and S edge of village. Currently in agricultural use for arable or pasture also includes number of modern agricultural buildings. Fields 9 and 10 separate from main area (fields 1 - 8) and almost entirely within floodplain of River Perry so have been excluded from this assessment. Site has residential development to the north along B4397 and to the west along Little Ness Road; to and east is further agricultural land. Boundaries are clearly defined with residential properties to north; by hedgerows/trees/fences and Little Ness Road to west; boundaries to south and east also made up of trees and hedgerows although for some sections there were no physical boundaries. Site has a short road frontage and current vehicle access with Little Ness Road and other vehicle access from B4397 in the north-east portion of the site. Pedestrian and cycle access via the same point to the B4397 and established network.
Surrounding Character:	Residential ribbon development along B4397 to north open countryside to east, south and south-west.
Residential Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
Economic Growth Strategy Contribution⁴:	The site was assessed in the context of its potential to contribute to meeting the needs of Ruyton XI Towns. Ruyton XI Towns is located in proximity to, but off the A5 strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	P10
Site Address:	Land north of Priorslee Road and south of Haughton Road, west of Shifnal
Approximate Site Size (Ha):	95.2
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	A very large and irregularly shaped site consisting of a significant number of agricultural fields; a leisure park focused on a number of large ponds used for fishing; and Wesley Brook and its environs. The site is located to the west of Shifnal.
Surrounding Character:	Character to the north, south and west is predominantly agricultural, although there is a motel to the west of the site. Character to the east is predominantly residential. The site wraps around Haughton Hall which is a hotel and event/conference centre.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	Assessed with Specific Settlement²: The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	Strategic Suitability³: The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. A portion of the site is located in flood zones 2 and/or 3. The remaining area of the site may still have potential.
	Economic Growth Strategy Contribution⁴: The site was assessed in the context of its potential to contribute to meeting the needs of Shifnal. Shifnal is located on the M54/A5 strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	P16
Site Address:	Land at Lodgehill Farm, Shifnal
Approximate Site Size (Ha):	25.2
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	A large irregularly shaped site consisting of a series of agricultural fields separated from the built form of the settlement by an adjacent agricultural field to the north of the site. The western boundary of the site is defined by Wesley Brook.
Surrounding Character:	Surrounding character is predominantly agricultural. However houses along Park Lane are located to the north east of the site.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	Assessed with Specific Settlement²: The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	Strategic Suitability³: The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
	Economic Growth Strategy Contribution⁴: The site was assessed in the context of its potential to contribute to meeting the needs of Shifnal. Shifnal is located on the M54/A5 strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	P17a
Site Address:	Land south of Priorslee Road and north of the railway line, Shifnal
Approximate Site Size (Ha):	34.0
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	A linear site consisting of a large number of agricultural fields, which projects out into the countryside from Shifnal.
Surrounding Character:	Character to the north, west and south is predominantly agricultural. Character to the east and south east is predominantly residential.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	Assessed with Specific Settlement²: The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	Strategic Suitability³: The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. Two elements of the site contain identified outdoor sports facilities. The remaining area of the site may still have potential.
	Economic Growth Strategy Contribution⁴: The site was assessed in the context of its potential to contribute to meeting the needs of Shifnal. Shifnal is located on the M54/A5 strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	P17b
Site Address:	Land at Custard Castle, Shifnal
Approximate Site Size (Ha):	30.1
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	The site consists of three agricultural fields located to the north of Shaw Lane and south of the railway line.
Surrounding Character:	Surrounding character is predominantly agricultural. However there are several rural dwellings/farmhouses on large plots in proximity of the site, including Custard Castle which is surrounded by the site.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	Assessed with Specific Settlement²: The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	Strategic Suitability³: The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
	Economic Growth Strategy Contribution⁴: The site was assessed in the context of its potential to contribute to meeting the needs of Shifnal. Shifnal is located on the M54/A5 strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHF017
Site Address:	Lodge Hill, South West of Shifnal
Approximate Site Size (Ha):	35.7
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	Large greenfield site to the south west of Shifnal. The site consists of a series of agricultural fields that lie adjacent to the south western development boundary of Shifnal. The site is divided into three components by the A4169 and Wesley Brook (and associated environs). The site is located in the Green Belt.
Surrounding Character:	To the north west; south west and south east are agricultural fields. To the north east are residential dwellings within the settlement of Shifnal.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
	Economic Growth Strategy Contribution⁴:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHF018c
Site Address:	Land to the North East of Shifnal
Approximate Site Size (Ha):	79.5
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	Large site to the north east of Shifnal. The site consists of a number of fields in agricultural use and a number of wooded areas. The site is defined by Coppice Green Lane to the west; the M54 to the north; Upton Lane to the east; and Stanton Road to the south.
Surrounding Character:	Land to the east, south and north (beyond the M54) is agricultural. Land to the west is predominantly open space, however there is an area of land to the north west which is currently being built out as residential development.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
	Economic Growth Strategy Contribution⁴:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHF018d
Site Address:	Land to the East of Shifnal
Approximate Site Size (Ha):	25.2
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	The site comprises three agricultural fields to the east of Shifnal.
Surrounding Character:	Surrounding land uses are predominantly agricultural.
Residential Suitability Information: (from SLAA)	N/A
Employment Suitability Information: (from SLAA)	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
	Economic Growth Strategy Contribution⁴:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b		
Site Reference:	SHF024	
Site Address:	Land located to the south of Junction 4 of the M54	
Approximate Site Size (Ha):	32.8	
Type of Site:	Greenfield	
If mixed, percentage brownfield:	0%	
General Description:	Large site located to the south of Junction 4 on the M54. The site consists of five agricultural fields and a wooded area.	
Surrounding Character:	Land to the south and east of the site is predominantly agricultural. Land to the west consists of a mixed use employment area. Land to the north includes a motorway service station and agricultural fields.	
Residential Suitability Information: (from SLAA)	Not Suitable	
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.	
Conclusion	Availability¹:	
	Assessed with Specific Settlement²:	
	Strategic Suitability³:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is adjacent to the settlement of Telford.
	Economic Growth Strategy Contribution⁴:	The site is located adjacent to Telford. Telford is located on the M54/A5 strategic corridor.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.	

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHF034
Site Address:	Lodge Hill, Shifnal
Approximate Site Size (Ha):	70.0
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	<p>A large area of land consisting of a number of agricultural fields located adjacent to the south and south-west boundary of Shifnal. The site is divided into four distinct areas by the railway line, A4169 and Park Lane. site boundaries are defined by a combination of roads, residential curtilages and agricultural field boundaries. The site is located within the Green Belt.</p> <p>It consists of a series of sites (specifically P15b, P16a, P17a, SHF017 and SHF019) previously assessed individually and subsequently re-promoted in combination.</p> <p>The combined sites was identified as a preferred area of safeguarded land within the Preferred Sites Consultation of the ongoing Local Plan Review.</p>
Surrounding Character:	Character to west, south and east is predominantly agricultural. Character to the north is predominantly residential.
Residential Suitability Information: (from SLAA)	Not Suitable - whilst the site itself has not been directly assessed, the components of the site have been.
Employment Suitability Information: (from SLAA)	Not Suitable - whilst the site itself has not been directly assessed, the components of the site have been.
Availability Information¹:	Currently Available
Achievability/Viability Information:	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
Economic Growth Strategy Contribution⁴:	The site was assessed in the context of its potential to contribute to meeting the needs of Shifnal. Shifnal is located on the M54/A5 strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHF035
Site Address:	Land at Upton Lane, Shifnal
Approximate Site Size (Ha):	46.0
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	<p>A large site consisting of several agricultural fields and two large fishing ponds located to the south-east of Shifnal. The site is divided into two distinct elements by Upton Lane. Land to the west of Upton Lane primarily consists of the two large fishing ponds and their environs. Land to the east of Upton Lane is primarily agricultural.</p> <p>Site boundaries are defined by the railway line to the north, the A464 to the south and agricultural field boundaries to east and west.</p>
Surrounding Character:	Character to east and west is primarily agricultural. Character to the north is a mix of agricultural and commercial. Character to the west is a mix of agricultural, residential and open space.
Residential Suitability Information: (from SLAA)	N/A
Employment Suitability Information: (from SLAA)	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
Conclusion	Availability¹:
	Assessed with Specific Settlement²: The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	Strategic Suitability³: The site was promoted following the conclusion of the SLAA.
	Economic Growth Strategy Contribution⁴: The site was assessed in the context of its potential to contribute to meeting the needs of Shifnal. Shifnal is located on the M54/A5 strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHF037
Site Address:	Land to the North East of Shifnal
Approximate Site Size (Ha):	73.2
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	A large irregularly shaped site consisting of a series of agricultural fields located to the north-east of Shifnal. Site boundaries are primarily defined by roads and agricultural field boundaries.
Surrounding Character:	Character to the north, east and south is predominantly agricultural. Character to the west is a mix of residential, agricultural and open space.
Residential Suitability Information: (from SLAA)	N/A
Employment Suitability Information: (from SLAA)	N/A
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²: The site was assessed in Stage 3 of the site assessment process in association with a Principal Centre.
	Strategic Suitability³: The site was promoted following the conclusion of the SLAA.
	Economic Growth Strategy Contribution⁴: The site was assessed in the context of its potential to contribute to meeting the needs of Shifnal. Shifnal is located on the M54/A5 strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHR057
Site Address:	Land West of Gains Park Way, Shrewsbury
Approximate Site Size (Ha):	51.5
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	Large greenfield site outside but adjacent to development boundary on west of Shrewsbury between Gains Park development and A5 bypass. Currently in agricultural use for mix of grazing, fodder and arable crops. Contains original but still operational Corner Farm (Oak Farm now in parcel SHR177) and associated buildings and The Yews individual property. Site has road frontage onto Gains Park Way, Mytton Oak Road and Corner Farm Drive with existing vehicle access off Corner Farm Drive. Site has clearly defined boundaries to the west with A5 bypass, east with Gains Park Way and south with Mytton Oak Rd; northern boundary is with Shrewsbury West SUE. Boundaries mostly trees and hedgerows some established and mature. Site has scattered trees throughout some mature but no TPO/Veteran trees recorded on site. Site is bisected by significant area within flood zones 2 and 3 - approx. 11% of site.
Surrounding Character:	Residential to east - Gains Park, agricultural to south and west and Shrewsbury SUE to north.
Residential Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Employment Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Not Currently Available - likely to become so
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
Economic Growth Strategy Contribution⁴:	The site was assessed in the context of its potential to contribute to meeting the needs of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHR058
Site Address:	Land at Sundorne Castle, east of Shrewsbury
Approximate Site Size (Ha):	34.7
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	<p>Large greenfield site to east of Shrewsbury outside but not adjacent to development boundary. Site currently in agricultural use for grazing and fodder crops. Site contains number of listed buildings associated with Sundorne Castle and number of residential properties. Also contains extensive area of filled ground on western boundary along line of canal arm, now heavily wooded with many established trees.</p> <p>Site is irregular shape and boundaries not always clearly defined.</p> <p>Site has road frontage onto Newport Rd (B5062) and existing vehicle access; pedestrian access is difficult as no existing pavement or footway. To the south of site is Shrewsbury Rugby Club, to the west is agricultural land and a solar farm; to the east and north is agricultural land. Site also contains Sundorne Pool Local Wildlife Site and significant area in flood zones 2 and 3 approx. 22% of site. The south-western corner of the site is also bisected by 33kv overhead lines.</p>
Surrounding Character:	Surrounding uses are primarily agricultural, although there is a solar farm to the north-west and outdoor sports facilities to the south-east.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident.</p> <p>Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
	Economic Growth Strategy Contribution⁴:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHR105
Site Address:	Golf Course, Oteley Road, Shrewsbury
Approximate Site Size (Ha):	35.0
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 15%
General Description:	<p>Site on southern edge of town within development boundary. Currently municipal golf course. Site bisected by Shrewsbury - Ludlow rail line and A5112 Hazeldine Way. Managed golf course appearance with parcel on eastern edge of site in agricultural use.</p> <p>Rea Brook forms the northern boundary and also runs through site - Local Nature Reserve. Site contains a number of mature trees and established hedgerows. The site boundaries are clearly defined by the Rea Brook to the north and west; by B4380 Otely Rd to the south and with Sutton Grange to the east.</p> <p>Road frontage to B4380 access to existing established footpath links. Shropshire Way long distance path, Rea Brook LNR and other PROWs cross the site. Relatively flat site with some undulations but steep river terrace on north-western boundary.</p>
Surrounding Character:	Residential to west, north and east. Agricultural to the east. To the south is the B4380 and meole Brace retail park, STFC football stadium and mixed agricultural land. To the south-west is a fitness gym and pitch and putt site.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Availability Unknown
Achievability/Viability Information:	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
	Economic Growth Strategy Contribution⁴:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHR109
Site Address:	Land at Cross Hill (West of Cross Hill Farm; North of Hencott Farm; East of Railway), Shrewsbury
Approximate Site Size (Ha):	50.7
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	Large area of agricultural land to the west of and separated from the development boundary. Adjoining Shrewsbury - Chester rail line south of Hencott Pool SSSI/Ramsar/LWS. No obvious access or road frontage. Western boundary with rail line; Southern boundary with track to Hencott Farm; Eastern and Northern boundaries comprise hedgerow and trees with adjacent agricultural land. Veteran trees also present on site.
Surrounding Character:	Primarily agricultural. Hencott Pool SSSI/Ramsar site adjacent to north.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Not Currently Available - likely to become so
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
	Economic Growth Strategy Contribution⁴:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHR157
Site Address:	Land south of the A5, The Day House, Nobold, Shrewsbury
Approximate Site Size (Ha):	42.7
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	<p>Large site to the west of and adjacent to Shrewsbury A5 bypass forming an irregular area stretching from Shrewsbury-Aberystwyth rail line to A488. Site comprises a number of fields used for pasture/fodder crops with some arable land. Some remnant hedgerow boundaries and established trees separating fields internally. Clear boundaries with rail line and A5 bypass with established trees on the latter; remaining boundaries to east and west are not clearly defined apart from short stretch along A488.</p> <p>Site has road frontage and potential access onto A488 by 'Twomile Houses' approx. 250m from junction on A5 bypass. Pedestrian access is very poor as there are no existing network or footways.</p> <p>Site is isolated from any development by road and rail line, over 500m to nearest residential development and over 1500m to nearest facilities in Hanwood.</p>
Surrounding Character:	Agricultural land; village of Hanwood is approximately 1.5km to the west and the edge of Shrewsbury is approximately 1 - 1.5km to the east.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment Suitability Information: (from SLAA)	Not Suitable
Availability Information¹:	Currently Available
Achievability/Viability Information:	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
Economic Growth Strategy Contribution⁴:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHR157VAR
Site Address:	Land south of the A5, The Day House, Nobold, Shrewsbury
Approximate Site Size (Ha):	63.5
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	<p>Large site to the west of and adjacent to Shrewsbury A5 bypass, stretching from Shrewsbury-Aberystwyth rail line to A488. Site comprises a number of fields used for pasture/fodder crops with some arable land. Some remnant hedgerow boundaries and established trees separating fields internally. Clear boundaries with rail line, A5 bypass (established trees along the boundary) A488 and line of the former railway sidings. Site has road frontage and potential access onto A488. Pedestrian access is very poor as there are no existing network or footways.</p> <p>Site is isolated from any development by road and rail line.</p>
Surrounding Character:	Agricultural land; village of Hanwood is approximately 1.5km to the west and the edge of Shrewsbury is approximately 1 - 1.5km to the east.
Residential Suitability Information: (from SLAA)	Not Suitable - whilst the site itself has not been directly assessed, the majority of the site did form part of a site assessment.
Employment Suitability Information: (from SLAA)	Not Suitable - whilst the site itself has not been directly assessed, the majority of the site did form part of a site assessment.
Availability Information¹:	Currently Available
Achievability/Viability Information:	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
	Economic Growth Strategy Contribution⁴:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHR158
Site Address:	Land at Upper Edgebold, Shrewsbury
Approximate Site Size (Ha):	75.5
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	Large irregular shaped greenfield site outside but adjacent to development boundary on western edge of Shrewsbury urban area bordered by A5 bypass on western side. Site comprises 5 agricultural fields currently used for grazing/fodder/arable crops and farmhouse/complex of Upper Edgebold. Southern boundary of site is with Hanwood Road (A488) and Mount Edgebold Farm; Northern with SC freehold area identified as future burial facility off Mytton Oak Road and with Ashleigh Farm; Eastern boundary with allocated site 'Land at Bowbrook' (SHREW030/R) and agricultural land. Site has road frontage and potential access off Hanwood Road (A488) and potentially from A5 bypass. Site boundaries are defined by adjacent road routes and established trees/hedgerows - some scattered. Site is isolated from urban area currently but will have connection when allocated site completed.
Surrounding Character:	Agricultural land and road routes.
Residential Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
Economic Growth Strategy Contribution⁴:	The site was assessed in the context of its potential to contribute to meeting the needs of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHR166
Site Address:	Land to the north of the railway line; west of the A49; and east and south of the river severn, Shrewsbury
Approximate Site Size (Ha):	43.3
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	<p>Large greenfield site outside development boundary east of River Severn bounded by river to east and north, A49 bypass to west and Shrewsbury-Wolverhampton rail line to south.</p> <p>Site is landlocked but has boundary with A49 bypass nor is their current access. Pedestrian and cycle access not currently possible.</p> <p>Site boundaries defined by hedgerows /trees with A49 bypass and railway. Site boundary on west is arbitrary line drawn to avoid flood zone although element of site is still within zones 2 and 3.</p> <p>Site is separated from urban area by river and has not well related to existing settlement.</p>
Surrounding Character:	Agricultural land and riparian zone.
Residential Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Employment Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Currently Available
Achievability/Viability Information:	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident.</p> <p>Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
Economic Growth Strategy Contribution⁴:	The site was assessed in the context of its potential to contribute to meeting the needs of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHR174
Site Address:	Land West of Ellesmere Road, Shrewsbury
Approximate Site Size (Ha):	93.2
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 1%
General Description:	Large site consisting of a number of agricultural fields; the Hencott Wood/Pool wildlife site; and Crosshill Farm to the north of Shrewsbury - west of Ellesmere Road.
Surrounding Character:	Character to the north and west is agricultural. Character to the south is primarily agricultural and residential. Character to the east is primarily residential.
Residential Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
Economic Growth Strategy Contribution⁴:	The site was assessed in the context of its potential to contribute to meeting the needs of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHR176
Site Address:	North of Preston Street, Shrewsbury
Approximate Site Size (Ha):	29.4
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 2%
General Description:	<p>Large greenfield site outside but adjacent to development boundary on eastern edge of Shrewsbury between built form and River Severn. Currently in agricultural use for arable/fodder crops and also contains Weir Hill farm and associated buildings and small site of mobile homes. Site does not have clear road frontage but has junction with and access via Preston Street. Cycle and pedestrian access also via Preston Street to established network.</p> <p>Boundaries with established residential to west; River Severn to east; Shrewsbury- Wolverhampton rail line to north; Robertsford Cottages and access track and further agricultural land to south. Boundaries are clearly defined and also defined by established trees and hedgerows in parts especially in north and south. Site is bordered by existing residential land and allocated site SHREW027 to south so would be well related to settlement and extend built form to river.</p>
Surrounding Character:	Agricultural and residential.
Residential Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Employment Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Not Currently Available - likely to become so
Achievability/Viability Information:	<p>Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses.</p> <p>To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.</p>
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
Economic Growth Strategy Contribution⁴:	The site was assessed in the context of its potential to contribute to meeting the needs of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHR181
Site Address:	Land south west of Ellesmere Road Roundabout, Shrewsbury
Approximate Site Size (Ha):	42.4
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	Large greenfield site outside but adjacent to development boundary on the western edge of the settlement. Flat site currently in use for arable/fodder crops. Bounded to north by Huffley Lane and site SHR174; to west by further agricultural land; to south by Hencott Pool SSSI and RAMSAR site and further agricultural land; and to east by Ellesmere Road and then residential development. Boundaries defined to north and east by road network and to west and south by field boundaries consisting of established trees and hedgerows. Site also contains mature trees and hedgerows and small pond in the north-west corner. Site has road frontage and vehicle access to both Ellesmere Road and Huffley Lane. Cycle and pedestrian access via both roads to existing established network.
Surrounding Character:	Agricultural and residential.
Residential Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Employment Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Availability Information¹:	Not Currently Available - likely to become so
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
	Economic Growth Strategy Contribution⁴:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHR190
Site Address:	Land west of Nobold, Shrewsbury
Approximate Site Size (Ha):	37.0
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	Large greenfield site outside development boundary to west of Shrewsbury. Currently in agricultural use for grazing/pasture. Site is surrounded by further agricultural land and has boundaries with residential properties in Nobold on south-eastern corner. Site boundaries defined mixture by hedges, trees and fencing. Site has limited road frontage with Nobold Lane in the south-eastern corner and access from surfaced track to Day House farm. No pedestrian access; cycle links via Nobold Lane to existing network.
Surrounding Character:	Agricultural.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
Economic Growth Strategy Contribution⁴:	The site was assessed in the context of its potential to contribute to meeting the needs of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHR192
Site Address:	Day House Farm, North of A5, south west of Shrewsbury
Approximate Site Size (Ha):	34.8
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	Large greenfield site to west of Shrewsbury, outside the development boundary. Site currently in agricultural use for grazing/pasture and fodder crops. Site includes current Day House farm complex and associated buildings. Site is bounded by A5 bypass to west, Newton Farm and farmland to north and further agricultural land to east and south. Site boundaries are not always clearly defined but mixture of hedgerows, trees and fences. Site has road frontage to A5 bypass but otherwise none other and is accessed via surfaced track from Nobold Lane. No pedestrian access; cycle access via Nobold Lane to existing network.
Surrounding Character:	Agricultural land.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
	Economic Growth Strategy Contribution⁴:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHR196
Site Address:	Land at Nobold House, Shrewsbury
Approximate Site Size (Ha):	32.0
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 5%
General Description:	Greenfield site to west of Shrewsbury part adjacent to the development boundary. Site is currently in general agricultural use primarily for grazing and fodder crops, although landscape has parkland appearance for much of site. Site has 2 distinct parcels: smaller northern section to north of Hanwood Road comprising farmland and a farm complex of Oakfield's and residential property of Oakfield's. South of Hanwood Road and west of Nobold Lane is a larger element comprised of land around and properties of Nobold House and Nobold House Cottage. Site also includes part of site of brickworks and former clay pit off Hanwood Road. Site is bounded by Nobold Lane to east; access track to Day House Farm to south; farmland to west and north; and the north-eastern corner with residential estate development. Site boundaries are defined by established trees and hedgerows with some additional fencing in places. Site contains many established trees and hedgerows for amenity value and as internal boundaries, also includes sizeable pond in southern portion of site. Site has road and vehicle access to Nobold Lane and Hanwood Road. Pedestrian and cycle links via both to existing established network.
Surrounding Character:	Agricultural and open space; residential to north-east.
Residential Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	Assessed with Specific Settlement²:
	Strategic Suitability³:
Economic Growth Strategy Contribution⁴:	The site is located in proximity of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHR197
Site Address:	Land south east of Battlefield Roundabout, Shrewsbury
Approximate Site Size (Ha):	32.8
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	Large greenfield site adjacent to development boundary on north-eastern corner of Shrewsbury. Currently in agricultural use for grazing/fodder crops. Site is split into 5 distinct fields, sub-divided by established trees and hedgerows. Site is bounded by agricultural land and A53 to north, further agricultural land to east and south and by the A49 bypass and residential development to the west. Site boundaries are comprised largely of established trees and hedgerows on all sides and site also contains a number of small ponds. Site has road frontage and vehicle access onto A53. There are no pedestrian links currently and cycle access is via A53 to established network.
Surrounding Character:	Agricultural and residential.
Residential Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
Economic Growth Strategy Contribution⁴:	The site was assessed in the context of its potential to contribute to meeting the needs of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHR198
Site Address:	Land north east of the Livestock Market and north east of Shrewsbury
Approximate Site Size (Ha):	48.9
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	The site consists of a series of agricultural fields located to the north east of the Livestock Market and north of the A53.
Surrounding Character:	Surrounding character is predominantly agricultural, with the exception of the adjacent livestock market/employment site and a small number of rural dwellings.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
	Economic Growth Strategy Contribution⁴:
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHR219
Site Address:	Land north of A5, south west of Shrewsbury
Approximate Site Size (Ha):	82.6
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	Large greenfield site to west of Shrewsbury outside development boundary. Site currently in agricultural use for grazing/pasture and fodder crops. Site includes current Day House farm complex and associated buildings. Site is bounded by the A5 bypass to south and west; Roman Road (footpath) for much of the north (the remainder is defined by field boundaries); and field and property boundaries to the east. Site has road frontage to A5 bypass; a via surfaced track from Nobold Lane; and small portion of Nobold Lane.
Surrounding Character:	Much of the surrounding land is in agricultural use. The settlement of Nobold is located adjacent to the sites eastern boundary.
Residential Suitability Information: (from SLAA)	Not Suitable - whilst the site itself has not been directly assessed within the SLAA, the components of the site have been.
Employment Suitability Information: (from SLAA)	Not Suitable - whilst the site itself has not been directly assessed within the SLAA, the components of the site have been.
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
Economic Growth Strategy Contribution⁴:	The site was assessed in the context of its potential to contribute to meeting the needs of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHR225
Site Address:	Land at Nobold, Shrewsbury
Approximate Site Size (Ha):	140.7
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	A very large site consisting of numerous agricultural fields, both north/east and south/west of the A5. The site represents a comprehensive promotion of sites SHR025, SHR027, SHR157, SHR149, SHR188, SHR190 and SHR192. The larger element of the site to the north/east of the A5 is defined by roads to the norther, south and west and agricultural field boundaries to the east. The smaller element of the site to the south/west of the A5 is defined by roads to the north and east, a railway line to the south and substantial wooded areas along the route of a dismantled railway line to the west.
Surrounding Character:	Surrounding character is predominantly residential and agricultural.
Residential Suitability Information: (from SLAA)	Not Suitable - whilst the site itself has not been directly assessed within the SLAA, the components of the site have been.
Employment Suitability Information: (from SLAA)	Not Suitable - whilst the site itself has not been directly assessed within the SLAA, the components of the site have been.
Availability Information¹:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
Economic Growth Strategy Contribution⁴:	The site was assessed in the context of its potential to contribute to meeting the needs of Shrewsbury. The Economic Growth Strategy identifies Shrewsbury as a "nationally renowned historic County town and serves a much wider catchment including Mid Wales...".
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	SHH002
Site Address:	Land at Stanton on Hine Heath
Approximate Site Size (Ha):	46.1
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	A very large site located to the north of Stanton on Hine Heath. The site consists of two large agricultural fields divided by an agricultural lane. Site boundaries are defined in part by agricultural field boundaries, an agricultural lane, Booley Road, property boundaries and are in part undefined, running through fields.
Surrounding Character:	Surrounding land uses are primarily agricultural, although the sites southern boundary abuts Stanton on Hine Heath.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	Assessed with Specific Settlement²:
	Strategic Suitability³: Sites isolated location.
	Economic Growth Strategy Contribution⁴: The site is located in proximity to Stanton on Hine Heath. Stanton on Hine Heath is not located on a strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	BNT002
Site Address:	Clive Barracks, Tern Hill
Approximate Site Size (Ha):	71.7
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx. 75%
General Description:	The site consists of the Clive Barracks MOD Facility and ancillary land. Boundaries are in the majority well defined by the extent of the MOD facility.
Surrounding Character:	Surrounding character is a mix of agricultural, residential and defence (Tern Hill Airfield).
Residential Suitability Information: (from SLAA)	Not Currently Suitable but Future Potential
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹:
	Assessed with Specific Settlement²:
	Strategic Suitability³:
	Economic Growth Strategy Contribution⁴: The Economic Growth Strategy identifies the opportunity associated with Clive Barracks, Tern Hill which is located on the A41 strategic corridor.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	WAH006
Site Address:	Land at Wattlesborough
Approximate Site Size (Ha):	88.3
Type of Site:	Greenfield
If mixed, percentage brownfield:	0%
General Description:	A very large, irregularly shaped site consisting of a series of agricultural fields. Site boundaries are primarily formed by agricultural field boundaries, roads and property curtilages.
Surrounding Character:	Surrounding uses are primarily agricultural, apart from the residential properties of Wattleborough Heath and rural dwellings in the wider countryside.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	Assessed with Specific Settlement²:
	Strategic Suitability³: Sites isolated location.
	Economic Growth Strategy Contribution⁴: The site is located in proximity to Wattlesborough. Wattlesborough is not located on a strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites Assessment - Stage 2b	
Site Reference:	WIC010
Site Address:	Bridgemere Garden Centre, north of Woore
Approximate Site Size (Ha):	25.50
Type of Site:	Mixed
If mixed, percentage brownfield:	Approximately 40%
General Description:	A large isolated site that is currently used as a garden centre and other retail outlets. The site has other associated development including car parking etc. The site straddles the Shropshire / Cheshire boundary.
Surrounding Character:	The surrounding area is agricultural in nature.
Residential Suitability Information: (from SLAA)	Not Suitable
Employment 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. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion	Availability¹: As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
	Assessed with Specific Settlement²:
	Strategic Suitability³: Sites isolated location.
Economic Growth Strategy Contribution⁴:	The site is located north of Woore, straddling the Shropshire/Cheshire border. It is not located on a strategic corridor.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, potential to contribute to the economic growth strategy, association with a specific settlement and/or suitability.

^{1, 2, 3 and 4} Further information provided within the Wider Site Assessment Process and Strategic Sites Assessment Process.

Strategic Sites
Stage 3 Detailed Site Review:
Site Assessments

Site Assessment - Stage 3	
Site Reference:	BWU001
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	2%
<i>Percentage of site in Flood Zone 2:</i>	3%
<i>Percentage of site in Flood Zone 1:</i>	97%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	4%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	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>	4%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations (from the GB Assessment/Review):</i>	The site is not located within the Green Belt.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not Assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not Assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not Assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not Assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>If 66% of the site was housing this site could accommodate 2,713 homes. The site does not have highway frontage but it appears that links could be made across neighbouring land to the B4380 and B5061. If this land was available to make these links, of approximately 500m each then two suitable highway access junctions should be achievable.</p> <p>If developed as a strategic site it is assumed that some local services / facilities would be provided within a master plan that gave priority to sustainable modes of transport for local trips to these facilities. However, in the initial phases of the development it is likely that facilities and services from outside the locality will need to be used. The nearest convenience store of any significance would be in Wellington, over 8km from the site. The nearest bus service is on the A5061 around 800km from the centre of the site. It is unlikely that the scale of development would support a school or GP surgery and the nearest GP & School are over 6km from the site in Cressage via the B4380 which has no footways.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool. See LPR HRA. Protection of the woodland, ponds and Env. Network will reduce the no. of houses possible.
<i>Ecology Comments Other Constraints:</i>	<p>Patches of woodland on the site (possibly priority habitats) will need to be retained and buffered.</p> <p>There is a watercourse along the northern boundary which forms an Env. Network corridor.</p> <p>There are ponds on the site. Retention and protection of the ponds (with appropriate buffers) will reduce the no. of houses possible.</p> <p>Requires EclA and surveys for bats, GCNs (ponds within 500m), otters, white-clawed crayfish, water voles, badgers and nesting birds.</p> <p>Trees, hedgerows, woodland, watercourse and ponds will need to be buffered.</p>

<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 likely to have a substantial negative impact on setting of the Scheduled Monument of Site of Roman town of Wroxeter (Viroconium) (NHLE ref. 1003705). Number of known cropmark sites which may be associated with the Roman city situated within site boundary, whilst very large size of site and proximity to Wroxeter suggests it otherwise has high archaeological potential.
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	Do not allocate.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	Important green corridor on northern curtilage two blocks of woodland and scattered trees and hedgerows between fields
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Net gain for biodiversity - retain existing features and join green corridors
<i>Public Protection Comments Significant Constraints:</i>	Distant noise source to north. No apparent history of contamination.
<i>Public Protection Comments Other Constraints:</i>	Distant noise source to north. No apparent history of contamination.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal (Residential)	Fair
Conclusion - Stage 2a Sustainability Appraisal (Employment)	Fair

<p>Strategic Considerations:</p>	<p>The site is located between Shresbury and Telford, south of the A5.</p> <p>The site is located in proximity to but some distance from the M54/A5 strategic corridor. Given the distance from the strategic corridor, it is unclear whether the site would be attractive as a centre for employment.</p> <p>The site does not have highway frontage but it appears that links could be made across neighbouring land to the B4380 and B5061. If this land was available to make these links, of approximately 500m each then two suitable highway access junctions should be achievable.</p> <p>Around half of the site is located within a source protection zone (primarily zone 3, however part of the north-west of the site is located in zone 2).</p> <p>Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool.</p> <p>The site contains woodland, mature trees, ponds and the stream brook along the northern boundary forms an environmental network corridor.</p> <p>Site likely to have a substantial negative impact on setting of the Scheduled Monument of Site of Roman town of Wroxeter (Viroconium).N</p> <p>There are a number of known cropmark sites which may be associated with the Roman city situated within site boundary and due to its very large size and proximity to Wroxeter it is likely to have high archaeological potential.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Ensuring future occupiers have appropriate access to services and facilities and employment opportunities.</p> <p>Ensuring appropriate pedestrian and cycle links and connections to public transport.</p> <p>Ensuring necessary works to the highway network are undertaken (including achieving appropriate site accesses and improvements to Tern Hill roundabout).</p> <p>Provision of green infrastructure.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Formation of a new settlement through a mixed used development to provide local services and facilities; employment land; new homes; and extensive green infrastructure.</p> <p>Infrastructure provision on and to support the site.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Countryside</p>
<p>Reasoning</p>	<p>The site is located in proximity to but some distance from the M54/A5 strategic corridor. Given the distance from the strategic corridor, it is unclear whether the site would be attractive as a centre for employment.</p> <p>Site likely to have a substantial negative impact on setting of the Scheduled Monument of Site of Roman town of Wroxeter (Viroconium).N</p> <p>There are a number of known cropmark sites which may be associated with the Roman city situated within site boundary and due to its very large size and proximity to Wroxeter it is likely to have high archaeological potential.</p>
<p>If proposed for Allocation, Potential Capacity:</p>	<p>N/A</p>

**If proposed for Allocation
Design Requirements:**

N/A

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

Site Assessment - Stage 3	
Site Reference:	P26 (Amended)
<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>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	4%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	3%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations (from the GB Assessment/Review):</i>	<p>Within the Green Belt Assessment undertaken for Shropshire this site is considered within three Green Belt Parcels (P4, P8 and P25). The assessment indicates that these parcels make no contribution against purposes 1a and 1b; make no contribution or perform weakly against purposes 2 and 4; and perform either moderately or strongly against purpose 3.</p> <p>Within the Green Belt Review undertaken for Shropshire elements of this site is considered within the two parcels (Parcel P4 was not specifically assessed) and the majority is also considered within opportunity area (J3-1).</p> <p>The review of the relevant parcels indicates that there would be either moderate-high or high harm to the Green Belt resulting from release (it is considered likely that there would be high harm to the Green Belt resulting from release, associated with Parcel P4). Release would lead to significant encroachment on the countryside; could affect the integrity of neighbouring Green Belt land; and would also lead to the creation of a new area inset into the Green Belt.</p> <p>The review of the relevant opportunity area indicates there would be high harm to the Green Belt resulting from release.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The site is adjacent to the A41 immediately north of junction 3 of the M54 and the views of Highways England would need to be sought. This section of the A41 is subject to the national speed limit. The site controls sufficient land to facilitate new and/or improved access points onto the A41 together with appropriate speed limits and pedestrian crossing facilities.</p> <p>If this site was developed as a strategic settlement it is assumed that local services / facilities would be provided within a master plan that gave priority to sustainable modes of transport for local trips to these facilities. However, in the initial phases of the development it is likely that facilities and services from outside the locality will need to be used. In these circumstances the nearest schools are over 4.0km from the site in Shifnal or Albrighton to which school transport would need to be provided. The nearest GP surgeries are also in Shifnal or Albrighton and a similar distance away. The site is adjacent to the A41 which has no pedestrian crossing facilities. An hourly bus service (891) operates along the A41 and Stanmore Lane between Shifnal (Telford) and Albrighton (Wolverhampton) but some parts of these sites would be 3.0km from the existing service route. The site is not linked to Albrighton or Shifnal by a continuous footway or cycle route.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	<p>Only reduced numbers of housing possible as protection of Environmental Network (two water courses and south eastern tip unlikely to be fully possible in open space provision. Due to the large size of the proposed development area, HRA may be required for recreational impacts, particularly on Cannock Chase - this will need to be checked with NE. HRA may also require bespoke modelling for traffic emissions and water cycle.</p>
<i>Ecology Comments Other Constraints:</i>	<p>EcIA required. Surveys for GCN (in ponds on site and within 500m), Dormice, Badgers (known records), Bats (records on site), nesting birds, vascular plants, reptiles, Otters, Water Voles and White-clawed Crayfish (many records along watercourse). Hedges, tree lines and water courses provide valuable ecological networks. Environmental Network crosses the site and lies adjacent to it.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines within the site and on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Wooded corridors along the streams, including Church Pool, are to be retained, protected and buffered. Retain good quality habitat within the south-eastern tip. Maintenance of dark commuting routes, linked to water courses. Protection/mitigation for White-clawed crayfish if any drainage connections to the water courses. Pollution prevention including oil and silt interceptors.
<i>Ecology Comments Opportunities:</i>	Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Include major footpaths within connections. Provide a network of open space and green corridors connecting with the Env. Network and buffer the wooded banks of the streams to minimise recreational and other impacts.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Very large site that incorporates numerous designated (7 GII Listed Buildings) and non-designated heritage assets (including those with archaeological interest). Site also in close proximity to the Boundary of the Tong Conservation Area which contains a further cluster of listed buildings (including 1 GI and 1 GII* LB), and site also has some potential to affect the setting of the Grade II* Registered Park and Garden and Conservation Area of Weston Park/Weston-under-Lizard. Substantial number of metal detectorists finds. Development will potentially directly and indirectly impact on the significance of a range of these assets.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs; impacts on non-designated parklands and historic landscape character; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	Well designed development might offer opportunities to improve/ restore the non-designated parkland settings of some LBs. S106 agreements could be used to secure enhancements (including management, access and interpretation) for SMs and other heritage assets.
<i>Tree Comments Significant Constraints:</i>	TPO trees to rear of the Bell Inn / filling station.
<i>Tree Comments Other Constraints:</i>	Corridor of mature woodland runs north / south through site and block of woodland to southern corner. Connectivity to the south interrupted by M54. Numerous trees, groups of trees and hedgerows around and within site. Large water body and areas of mature woodland within south-eastern corner of site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Ensure reasonable development stand-off from woodland. Development stand-offs required from the water and woodland habitats.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Incorporate good trees and tree groups as part of open space within development and plan strategically for a network of connected green infrastructure. Extend woodland cover and create suitable buffer with built development. Look to connect to large block of woodland to the north / west of the site. Seek to expand woodland cover by new planting to extend and link existing woodland where suitable.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible land contamination where land has been previously developed. Noise and air quality concerns where the site adjoins the M54 and A41.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available for contaminated land. Appropriate assessments will be necessary. Noise mitigation likely to be available. As a first option it is recommended that noise sensitive receptors (residential properties) are provided with sufficient distance from noise sources to avoid issues. Where this is not possible good design and layout including orientation and layout of development, glazing barriers including fencing and bunding, mechanical ventilation. Air quality concerns can be removed by ensuring there is appropriate distance between proposed residential properties and main roads.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal (Residential)	Poor
Conclusion - Stage 2a Sustainability Appraisal (Employment)	Poor

<p>Strategic Considerations:</p>	<p>The site is located on the M54/A5 strategic corridor. The site has been promoted for the formation of a planned settlement containing around 50ha (or 75ha) of employment, around 3,000 dwellings, and a local centre to provide services, facilities and infrastructure. It is understood that extensive areas of land within the site promotion are not proposed for development but represent opportunity areas for providing public benefit - this includes land to the east of the A41 and land at and in proximity to Lizard's Hill, relevant proposals for this land could occur whilst it remains in the Green Belt. As such the extent of the site promotion for development/release from the Green Belt is substantially smaller than the total site area, being around 370ha). This has been recognised within the assessment. The opportunity associated with this corridor is recognised within the Economic Growth Strategy for Shropshire and the M54 corridor study. The M54 corridor benefits from good access to transport infrastructure; its proximity to existing international businesses dominant in growth sectors such as advanced manufacturing and engineering; and proximity to higher education and training institutions including key assets such as RAF Cosford, Wolverhampton University and Harper Adams University. The sites location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country. All or part of the site is located within a source protection zone. The site is located within the Green Belt. The review of the relevant parcels indicates that there would be either moderate-high and/or high harm to the Green Belt resulting from release, dependent on the extent of release - if the total site promoted were released it would result in high harm to the Green Belt. It is considered that the site controls sufficient land to provide an access onto the A41. There is also a need to consider pedestrian crossing facilities and speed limits. Furthermore, Highways England views will be required on the relationship between the site and Junction 3 of the M54 / the M54 itself. Services and facilities would need to be provided on the site to create a sustainable community. The site performs poorly for residential and employment within Stage 2a: Sustainability Appraisal. HRA will be required due to site size. Parts of the site are within an environmental network (two watercourses and the southern tip of the site). The site contains hedgerows, mature trees, wooded corridors, a large water body and blocks of woodland (some of these trees are subject to TPO protection). The site may also contain protected species and priority habitats. The site contains and/or is in proximity of many designated and non-designated heritage assets including listed buildings, scheduled monuments, a conservation area and a registered park. The site is also of archaeological interest and there is a need to consider non-designated parkland and historic landscape character. Elements of the site may be subject to contamination. Noise and air quality will need to be considered due to proximity to the M54 and A41.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Ensuring future occupiers have appropriate access to services and facilities and employment opportunities. Ensuring appropriate pedestrian and cycle links and connections to public transport. Ensuring necessary works to the highway network are undertaken (including achieving appropriate site accesses and improvements to Tern Hill roundabout). Provision of green infrastructure. Relevant supporting studies should be undertaken and their recommendations implemented. Infrastructure capacity assessment to identify key impacts and investment requirements. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Formation of a new community focused on a 50ha strategic employment site and supported by a skills hub and a series of residential neighbourhoods. Provision of local services and facilities. Infrastructure and a range of on-site facilities would be provided as part of the site. Significant amount of Open Space. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>In weighing up the site specific considerations, both positive and negative, and giving consideration to the consultation responses on this matter, it is considered there is insufficient justification to progress an exceptional circumstances argument for the release of this land from the Green Belt. The site is therefore not included within the Pre-Submission version of the Local Plan.</p>
<p>If proposed for Allocation, Potential Capacity:</p>	<p>N/A</p>

If proposed for Allocation
Design Requirements:

N/A

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

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

Site Assessment - Stage 3	
Site Reference:	P26 (Amended) V2
<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>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	2%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations (from the GB Assessment/Review):</i>	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is considered within two Green Belt Parcels (P8 and P25). The assessment indicates that these parcels make no contribution against purposes 1a and 1b; perform weakly against purposes 2; make either no contribution and perform weakly against purpose 4; and perform either moderately or strongly against purpose 3. Within the Green Belt Review undertaken for Shropshire this site is considered within the two parcels and was also considered within opportunity area (J3-1).</p> <p>The review of the relevant parcels indicates that there would be either moderate-high or high harm to the Green Belt resulting from release. Release would lead to significant encroachment on the countryside; could affect the integrity of neighbouring Green Belt land; and would also lead to the creation of a new area inset into the Green Belt.</p> <p>The review of the relevant opportunity area indicates there would be high harm to the Green Belt resulting from release.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The site is adjacent to the A41 immediately north of junction 3 of the M54 and the views of Highways England would need to be sought. This section of the A41 is subject to the national speed limit. The site controls sufficient land to facilitate new and/or improved access points onto the A41 together with appropriate speed limits and pedestrian crossing facilities.</p> <p>The site is adjacent to the A41 which has no pedestrian crossing facilities. An hourly bus service (891) operates along the A41 and Stanmore Lane between Shifnal (Telford) and Albrighton (Wolverhampton) but some parts of these sites would be 3.0km from the existing service route. The site is not linked to Albrighton or Shifnal by a continuous footway or cycle route.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	<p>Only reduced amounts of development possible as protection of Environmental Network (two water courses and south eastern tip unlikely to be fully possible in open space provision. Due to the large size of the proposed development area, HRA may be required for recreational impacts, particularly on Cannock Chase - this will need to be checked with NE. HRA may also require bespoke modelling for traffic emissions and water cycle.</p>
<i>Ecology Comments Other Constraints:</i>	<p>EcIA required. Surveys for GCN (in ponds on site and within 500m), Dormice, Badgers (known records), Bats (records on site), nesting birds, vascular plants, reptiles, Otters, Water Voles and White-clawed Crayfish (many records along watercourse). Hedges, tree lines and water courses provide valuable ecological networks. Environmental Network crosses the site and lies adjacent to it.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines within the site and on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Wooded corridors along the streams, including Church Pool, are to be retained, protected and buffered. Retain good quality habitat within the south-eastern tip. Maintenance of dark commuting routes, linked to water courses. Protection/mitigation for White-clawed crayfish if any drainage connections to the water courses. Pollution prevention including oil and silt interceptors.
<i>Ecology Comments Opportunities:</i>	Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Include major footpaths within connections. Provide a network of open space and green corridors connecting with the Env. Network and buffer the wooded banks of the streams to minimise recreational and other impacts.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Very large site that incorporates designated (GII Listed Buildings) and non-designated heritage assets (including those with archaeological interest). Site also in close proximity to the Boundary of the Tong Conservation Area which contains a further cluster of listed buildings (including 1 GI and 1 GII* LB), and site also has some potential to affect the setting of the Grade II* Registered Park and Garden and Conservation Area of Weston Park/Weston-under-Lizard. Substantial number of metal detectorists finds. Development will potentially directly and indirectly impact on the significance of a range of these assets.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs; impacts on non-designated parklands and historic landscape character; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	Well designed development might offer opportunities to improve/ restore the non-designated parkland settings of some LBs. S106 agreements could be used to secure enhancements (including management, access and interpretation) for SMs and other heritage assets.
<i>Tree Comments Significant Constraints:</i>	TPO trees to rear of the Bell Inn / filling station.
<i>Tree Comments Other Constraints:</i>	Corridor of mature woodland runs north / south through site and block of woodland to southern corner. Connectivity to the south interrupted by M54. Numerous trees, groups of trees and hedgerows around and within site. Large water body and areas of mature woodland within south-eastern corner of site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Ensure reasonable development stand-off from woodland. Development stand-offs required from the water and woodland habitats.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Incorporate good trees and tree groups as part of open space within development and plan strategically for a network of connected green infrastructure. Extend woodland cover and create suitable buffer with built development. Look to connect to large block of woodland to the north / west of the site. Seek to expand woodland cover by new planting to extend and link existing woodland where suitable.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible land contamination where land has been previously developed. Noise and air quality concerns where the site adjoins the M54 and A41.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available for contaminated land. Appropriate assessments will be necessary. Noise mitigation likely to be available. As a first option it is recommended that noise sensitive receptors (residential properties) are provided with sufficient distance from noise sources to avoid issues. Where this is not possible good design and layout including orientation and layout of development, glazing barriers including fencing and bunding, mechanical ventilation. Air quality concerns can be removed by ensuring there is appropriate distance between proposed residential properties and main roads.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal (Residential)	Poor
Conclusion - Stage 2a Sustainability Appraisal (Employment)	Poor

Strategic Considerations:	<p>The site is located on the M54/A5 strategic corridor.</p> <p>The site has been promoted for a strategic employment site of around 50ha or 75ha.</p> <p>The opportunity associated with this corridor is recognised within the Economic Growth Strategy for Shropshire and the M54 corridor study.</p> <p>The M54 corridor benefits from good access to transport infrastructure; its proximity to existing international businesses dominant in growth sectors such as advanced manufacturing and engineering; and proximity to higher education and training institutions including key assets such as RAF Cosford, Wolverhampton University and Harper Adams University.</p> <p>The sites location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country.</p> <p>All or part of the site is located within a source protection zone.</p> <p>The site is located within the Green Belt. The review of the relevant parcels indicates that there would be either moderate-high and/or high harm to the Green Belt resulting from release, dependent on the extent of release - if the total site promoted were released it would result in high harm to the Green Belt.</p> <p>It is considered that the site controls sufficient land to provide an access onto the A41. There is also a need to consider pedestrian crossing facilities and speed limits. Furthermore, Highways England views will be required on the relationship between the site and Junction 3 of the M54 / the M54 itself.</p> <p>Services and facilities would need to be provided on the site to create a sustainable community.</p> <p>The site performs poorly for residential and employment within Stage 2a: Sustainability Appraisal.</p> <p>HRA will be required due to site size.</p> <p>Parts of the site are within an environmental network (two watercourses and the southern tip of the site).</p> <p>The site contains hedgerows, mature trees, wooded corridors, a large water body and blocks of woodland (some of these trees are subject to TPO protection). The site may also contain protected species and priority habitats.</p> <p>The site contains and/or is in proximity of many designated and non-designated heritage assets including listed buildings, scheduled monuments, a conservation area and a registered park.</p> <p>The site is also of archaeological interest and there is a need to consider non-designated parkland and historic landscape character.</p> <p>Elements of the site may be subject to contamination.</p> <p>Noise and air quality will need to be considered due to proximity to the M54 and A41.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Ensuring appropriate pedestrian and cycle links and connections to public transport.</p> <p>Ensuring necessary works to the highway network are undertaken (including achieving appropriate site accesses and improvements to Tern Hill roundabout).</p> <p>Provision of green infrastructure.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>Infrastructure capacity assessment to identify key impacts and investment requirements.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Formation of a 50ha/75ha strategic employment site and supported by a skills hub.</p> <p>Provision of appropriate supporting local services, facilities and infrastructure.</p> <p>Significant amount of Open Space.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Retain as Green Belt
Reasoning	<p>In weighing up the site specific considerations, both positive and negative, and giving consideration to the consultation responses on this matter, it is considered there is insufficient justification to progress an exceptional circumstances argument for the release of this land from the Green Belt. The site is therefore not included within the Pre-Submission version of the Local Plan.</p>
If proposed for Allocation, Potential Capacity:	N/A

If proposed for Allocation
Design Requirements:

N/A

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

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

Site Assessment - Stage 3	
Site Reference:	P28 and parts of P30 and P40
<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>	1%
<i>Percentage of site in Flood Zone 1:</i>	99%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	7%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	1%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations (from the GB Assessment/Review):</i>	<p>Within the Green Belt Assessment undertaken for Shropshire this site is considered within three Green Belt parcels (P28, P30 and P40). The assessment indicates that these parcels make no contribution against purposes 1a and 1b; perform either weakly or moderately against purpose 2 and purpose 3; and make no contribution or perform weakly against purpose 4.</p> <p>Within the Green Belt Review undertaken for Shropshire this site is considered within the same three parcels and the majority is also considered within opportunity area (Co-1b).</p> <p>The review of the relevant parcels indicates that there would be either low or low-moderate harm to the Green Belt resulting from release.</p> <p>The review of the relevant opportunity area indicates that there would be low-moderate harm to the Green Belt resulting from release.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Low and Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Low and Medium High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Low and Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Low and Medium High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The sites lie either side of the A41, but primarily to the west. The section of the A41 is subject to a 40mph speed limit and existing development on either side of the A41 is served by a major traffic signal controlled junction. The sites control sufficient land to facilitate new and/or improved access points onto the A41. The sites are immediately south of junction 3 of the M54 and the views of Highways England would need to be sought.</p> <p>If these sites were developed as a strategic settlement it is assumed that additional local services / facilities would be provided within a master plan that gave priority to sustainable modes of transport for local trips to these facilities. These sites already benefits from a convenience store. However, in the initial phases of the development it is likely that other facilities and services from outside the locality will need to be used. In these circumstances the nearest school is over 4.0km from the site in Albrighton to which school transport would be provided. The nearest GP is also in Albrighton and a similar distance away. The site is divided by the A41 which benefits from a controlled pedestrian crossing to cater for pedestrian movements across the A41. An hourly bus service (891) operates along the A41 between Telford and Wolverhampton but some parts of these sites would be 2.0km from the A41. The sites are linked to Albrighton by National Cycle Route 81.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	<p>Reduction in no. of houses due to presence of GCNs in ponds on site. Mitigation land will be required. Env Network crosses the site and lies immediately adjacent, particularly in the south and west. need to buffer, protect and enhance the Network may reduce the number of dwellings possible.</p> <p>Due to the large size of the proposed development area, HRA may be required for recreational impacts, particularly on Cannock Chase this will need to be checked with NE. HRA may also require bespoke modelling for traffic emissions and water cycle.</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. Surveys for GCN (known records for GCN on site and ponds within 500m), Badgers, Bats (presence recorded on site), nesting birds, vascular plants, reptile, otters, water vole, white clawed crayfish (recorded in stream at southern end of site). Partly within and adjacent to Env. Network. Priority habitats are likely to be present on site, particularly grasslands around buildings and runways and possibly on hangers. Full phase 2 botanical survey required to assess presence of priority habitat. General conclusion is based on little or no priority grassland being present.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance hedgerows/tree lines on boundaries. Retain mature trees on site. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Reduced numbers of housing as protection of Environmental Network and any priority habitat unlikely to be fully possible in open space provision. Protection of ponds and provision of mitigation land for GCN. Either protection of bat roosts or compensation roosts provided, together with maintenance of dark commuting routes. Protection/mitigation for White-clawed crayfish if any drainage connections to the southern water course.
<i>Ecology Comments Opportunities:</i>	Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Protect and enhance any priority habitat, particularly species-rich grassland if present. Provide a network of open space and green corridors connecting with the Env. Network and buffer the wooded banks of the stream to the south to minimise recreational and other impacts.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site incorporates the majority of the expansion period airfield of RAF Cosford (HER PRN 08519), including the Grade II listed Fulton Building (NHLE ref. 1407287) and a range of other military buildings which are considered to be non-designated heritage assets.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on LBs and non-designated heritage assets [including their settings]).
<i>Heritage Comments Opportunities:</i>	Good quality, well planned and designed develop could better reveal and enhance the significance of the heritage assets on the site.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	numerous trees and groups of woodland within developed area north of railway line. Trees within museum site and a linear belt of woodland at extreme south of site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Ensure reasonable development stand-off form woodland.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Incorporate good trees and tree groups as part of open space within development and plan strategically for a network of connected green infrastructure. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees. Extend woodland cover and create suitable buffer with built development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Contaminated land due to past military land use. Noise from A41 (including a Noise Action Zone found on the boundary of the site) and railway. Possible odour sources close to site. E.g. sewage works to south of the site.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available for contaminated land. Appropriate assessments will be necessary. Noise mitigation likely to be available. As a first option it is recommended that noise sensitive receptors (residential properties) are provided with sufficient distance from noise sources to avoid issues. Where this is not possible good design and layout including orientation and layout of development, glazing barriers including fencing and bunding, mechanical ventilation. Odour mitigation through separation distances to odour sources.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal (Residential)	Fair
Conclusion - Stage 2a Sustainability Appraisal (Employment)	Fair

<p>Strategic Considerations:</p>	<p>RAF Cosford is located on the M54/A5 strategic corridor. The opportunity associated with this corridor is recognised within the Economic Growth Strategy for Shropshire and the M54 corridor study.</p> <p>RAF Cosford is a major part of the Defence College of Technical Training (DCTT). It has been identified as being at the centre of the RAF mission to deliver flexible, affordable, modern and effective technical training now and in the future. Cosford Air Museum has also outlined plans to intensify and expand the museum on the site.</p> <p>It is a predominantly brownfield site.</p> <p>The site is located within a source protection zone, mainly zone 3, however small parts to the west of the site are located within zone 2.</p> <p>The site is located within the Green Belt. The review of the relevant parcels indicates that there would be either low or low-moderate harm to the Green Belt resulting from release. If the entirety of the site was released it would result in low-moderate harm to the Green Belt.</p> <p>Majority of the site is located within the low landscape and visual sensitivity area. Only a small portion of the site is medium landscape and visual sensitivity.</p> <p>Highways England views will be required on the relationship between the site and Junction 3 of the M54 / the M54 itself.</p> <p>Services and facilities are currently available on the site, these would need to be retained and/or enhanced to create a sustainable community.</p> <p>HRA will be required due to the large site size.</p> <p>An environmental network crosses and is immediately adjacent to the site.</p> <p>The site contains hedgerows and mature trees/wooded corridors. It also contains protected species (Great Crested Newts) and may contain priority habitats.</p> <p>The site contains listed buildings and non-designated heritage assets including expansion period airfield and military buildings.</p> <p>The site is likely to contain contaminated land associated with past military uses.</p> <p>Potential noise associated with the A41, railway and airfield.</p> <p>Possible odour sources in proximity to the site e.g. sewage works.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Upgrade of Cosford railway station facilities and parking.</p> <p>Necessary upgrades to highway services.</p> <p>Provision of green infrastructure.</p> <p>Any necessary decontamination of the site undertaken.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Existing sustainable site offering homes, employment and services and facilities. Potential to enhance these offers.</p> <p>Opportunity to upgrade Cosford railway station facilities and parking.</p> <p>Upgrades to highway services.</p> <p>Decontamination.</p> <p>Green infrastructure provision.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>Allocate the site, including CFD001 as a new Strategic Site</p>
<p>Reasoning</p>	<p>It is considered that P28 and parts of CFD001, P30 and P40 represents a more appropriate alternative</p>
<p>If proposed for Allocation, Potential Capacity:</p>	<p>N/A</p>

<p>If proposed for Allocation Design Requirements:</p>	<p>N/A</p>
--	------------

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

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

Site Assessment - Stage 3	
Site Reference:	P28 and parts of CFD001, P30 and P40
<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>	1%
<i>Percentage of site in Flood Zone 1:</i>	99%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	7%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	1
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations (from the GB Assessment/Review):</i>	<p>Within the Green Belt Assessment undertaken for Shropshire this site is considered within three Green Belt parcels (P28, P29, P30 and P40). The assessment indicates that these parcels make no contribution against purposes 1a and 1b; perform either weakly or moderately against purpose 2 and purpose 3; and make no contribution or perform weakly against purpose 4.</p> <p>Within the Green Belt Review undertaken for Shropshire this site is considered within the same four parcels and the much of the site is also considered within opportunity area (Co-1b, please note the area excluded from the opportunity area includes the entirety CFD001).</p> <p>The review of the relevant parcels indicates that there would be either low, low-moderate or moderate-high harm to the Green Belt resulting from release.</p> <p>The review of the relevant opportunity area indicates that there would be low-moderate harm to the Green Belt resulting from release.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Low, Medium and Medium High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Low, Medium and Medium High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Low and Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Low, Medium and Medium High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The sites lie either side of the A41, but primarily to the west. The section of the A41 is subject to a 40mph speed limit and existing development on either side of the A41 is served by a major traffic signal controlled junction. The sites control sufficient land to facilitate new and/or improved access points onto the A41. The sites are immediately south of junction 3 of the M54 and the views of Highways England would need to be sought.</p> <p>If these sites were developed as a strategic settlement it is assumed that additional local services / facilities would be provided within a master plan that gave priority to sustainable modes of transport for local trips to these facilities. These sites already benefits from a convenience store. However, in the initial phases of the development it is likely that other facilities and services from outside the locality will need to be used. In these circumstances the nearest school is over 4.0km from the site in Albrighton to which school transport would be provided. The nearest GP is also in Albrighton and a similar distance away. The site is divided by the A41 which benefits from a controlled pedestrian crossing to cater for pedestrian movements across the A41. An hourly bus service (891) operates along the A41 between Telford and Wolverhampton but some parts of these sites would be 2.0km from the A41. The sites are linked to Albrighton by National Cycle Route 81.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	<p>Reduction in no. of houses due to presence of GCNs in ponds on site. Mitigation land will be required. Env Network crosses the site and lies immediately adjacent, particularly in the south and west. need to buffer, protect and enhance the Network may reduce the number of dwellings possible.</p> <p>Due to the large size of the proposed development area, HRA may be required for recreational impacts, particularly on Cannock Chase this will need to be checked with NE. HRA may also require bespoke modelling for traffic emissions and water cycle.</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. Surveys for GCN (known records for GCN on site and ponds within 500m), Badgers, Bats (presence recorded on site), nesting birds, vascular plants, reptile, otters, water vole, white clawed crayfish (recorded in stream at southern end of site). Partly within and adjacent to Env. Network. Priority habitats are likely to be present on site, particularly grasslands around buildings and runways and possibly on hangers. Full phase 2 botanical survey required to assess presence of priority habitat. General conclusion is based on little or no priority grassland being present.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance hedgerows/tree lines on boundaries. Retain mature trees on site. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Reduced numbers of housing as protection of Environmental Network and any priority habitat unlikely to be fully possible in open space provision. Protection of ponds and provision of mitigation land for GCN. Either protection of bat roosts or compensation roosts provided, together with maintenance of dark commuting routes. Protection/mitigation for White-clawed crayfish if any drainage connections to the southern water course.
<i>Ecology Comments Opportunities:</i>	Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Protect and enhance any priority habitat, particularly species-rich grassland if present. Provide a network of open space and green corridors connecting with the Env. Network and buffer the wooded banks of the stream to the south to minimise recreational and other impacts.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site incorporates the majority of the expansion period airfield of RAF Cosford (HER PRN 08519), including the Grade II listed Fulton Building (NHLE ref. 1407287) and a range of other military buildings which are considered to be non-designated heritage assets.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on LBs and non-designated heritage assets [including their settings]).
<i>Heritage Comments Opportunities:</i>	Good quality, well planned and designed develop could better reveal and enhance the significance of the heritage assets on the site.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	numerous trees and groups of woodland within developed area north of railway line. Trees within museum site and a linear belt of woodland at extreme south of site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Ensure reasonable development stand-off form woodland.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Incorporate good trees and tree groups as part of open space within development and plan strategically for a network of connected green infrastructure. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees. Extend woodland cover and create suitable buffer with built development - particularly alongside the railway line and in connection with the block of mixed woodland to the north west of CFD001.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Contaminated land due to past military land use. Noise from A41 (including a Noise Action Zone found on the boundary of the site) and railway. Possible odour sources close to site. E.g. sewage works to south of the site.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available for contaminated land. Appropriate assessments will be necessary. Noise mitigation likely to be available. As a first option it is recommended that noise sensitive receptors (residential properties) are provided with sufficient distance from noise sources to avoid issues. Where this is not possible good design and layout including orientation and layout of development, glazing barriers including fencing and bunding, mechanical ventilation. Odour mitigation through separation distances to odour sources.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal (Residential)	Fair
Conclusion - Stage 2a Sustainability Appraisal (Employment)	Fair

<p>Strategic Considerations:</p>	<p>This site consists of RAF Cosford and part of an agricultural field located to the north-west of the site, promoted for a new headquarters for the Midlands Air Ambulance Charity (MAAC) one of the current occupiers of the RAF Cosford site.</p> <p>RAF Cosford is located on the M54/A5 strategic corridor. The opportunity associated with this corridor is recognised within the Economic Growth Strategy for Shropshire and the M54 corridor study.</p> <p>RAF Cosford is a major part of the Defence College of Technical Training (DCTT). It has been identified as being at the centre of the RAF mission to deliver flexible, affordable, modern and effective technical training now and in the future. Cosford Air Museum has also outlined plans to intensify and expand the museum on the site. The MAAC require a new headquarters in order to combine two of their existing airbases (one of which is located at RAF Cosford) and integrate supporting and ancillary services.</p> <p>It is a predominantly brownfield site. The area of the site identified as a potential location for the new MAAC headquarters is a greenfield site.</p> <p>The site is located within a source protection zone, mainly zone 3, however small parts to the west of the site are located within zone 2.</p> <p>The site is located within the Green Belt.</p> <p>The review of the relevant parcels indicates that the release of the existing RAF Cosford site would have either low or low-moderate harm to the Green Belt. If the entirety of the existing RAF Cosford site was released it would result in low-moderate harm to the Green Belt.</p> <p>The review of the relevant parcels indicates that the release of the MAAC element of the site would have moderate-high harm to the Green Belt.</p> <p>The majority of existing RAF Cosford Site (including the entirety of the existing site proposed for release from the Green Belt as part of the RAF Cosford Strategic Site) has low landscape and visual sensitivity to housing and employment development. The MAAC element of the RAF Cosford Strategic Site has medium-high landscape sensitivity to housing and employment and medium visual sensitivity to housing and employment.</p> <p>Highways England views will be required on the relationship between the site and Junction 3 of the M54 / the M54 itself.</p> <p>Services and facilities are currently available on the site, these would need to be retained and/or enhanced to create a sustainable community.</p> <p>HRA will be required due to the large site size.</p> <p>An environmental network crosses and is immediately adjacent to the site.</p> <p>The site contains hedgerows and mature trees/wooded corridors. It also contains protected species (Great Crested Newts) and may contain priority habitats.</p> <p>The site contains listed buildings and non-designated heritage assets including expansion period airfield and military buildings.</p> <p>The site is likely to contain contaminated land associated with past military uses.</p> <p>Potential noise associated with the A41, railway and airfield.</p> <p>Possible odour sources in proximity to the site e.g. sewage works.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Upgrade of Cosford railway station facilities and parking.</p> <p>Necessary upgrades to highway services.</p> <p>Provision of green infrastructure.</p> <p>Any necessary decontamination of the site undertaken.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Existing sustainable site offering homes, employment and services and facilities. Potential to enhance these offers.</p> <p>Opportunity to upgrade Cosford railway station facilities and parking.</p> <p>Upgrades to highway services.</p> <p>Decontamination.</p> <p>Green infrastructure provision.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>Allocate as a new Strategic Site (extent of CFD001 to be proposed for allocation (the MAAC element of the site), to reflect MAAC requirements)</p>
<p>Reasoning</p>	<p>Proposals for this strategic site would lead to enhancement of existing uses.</p> <p>Shropshire Council considers that emerging proposals for the enhancement of RAF Cosford's role as a centre of excellence for both UK and International Defence Training; plans to form a specialist aviation academy; any opportunities to co-locate other MOD services; plans for the expansion of the Cosford Air Museum; and plans for the formation of a new MAAC headquarters are nationally significant and as such represent a significant strategic opportunity for Shropshire and the MOD. Proposals would also contribute toward achieving the aspirations of the Shropshire Economic Growth Strategy and increase the long-term sustainability of the site, ensuring its continued use as a MOD facility, offering increased employment and education opportunities and housing to meet the needs of personnel.</p> <p>It is also apparent that there are no alternative locations to achieve these outcomes, given:</p> <ul style="list-style-type: none"> -The extent of existing facilities on the site and the findings of the extensive 'Defence Optimisation Programme' undertaken by the MOD; and -The exhaustive site search and assessment that has been undertaken by the MAAC. <p>It should be noted that proposals for new development and intensification of the use of RAF Cosford are expected to be for military use or non-profit making uses rather than acting as a contribution to meeting Shropshire's future growth needs. However, the proposals do have the potential to offer wider benefits resulting from the co-location of supply chain and complementary employment offers over a much wider geography including a number of neighbouring Local Authorities.</p> <p>As such it is considered appropriate to identify RAF Cosford as a preferred strategic site.</p> <p>It is also considered appropriate to propose to remove an element of the site from the Green Belt to facilitate its role as a strategic site. The Council acknowledges that it will need to demonstrate robust 'exceptional circumstances'. Exceptional circumstances will be detailed within a Green Belt: Exceptional Circumstances Statement.</p>
<p>If proposed for Allocation, Potential Capacity:</p>	<p>The identification</p> <ul style="list-style-type: none"> • Enhancement of RAF Cosford's role as a centre of excellence for both UK and International Defence Training. • Plans for expansion of the Cosford Air Museum. • Opportunities to co-locate other MOD services. • Formation of the Whittle Academy by the Aviation Skills Partnership in collaboration with Telford College. • Formation of a new headquarters for the Midlands Air Ambulance Charity. <p>Identification as a preferred strategic site and proposed removal of land from the Green Belt would facilitate these uses.</p>

<p>If proposed for Allocation Design Requirements:</p>	<p>a. Any development required to support Ministry of Defence activities will through their design, layout and use of green infrastructure, complement the high-quality character of the existing site.</p> <p>b. The element of the site identified on Figure S21.1 for the Midlands Air Ambulance Charity headquarters and its ancillary uses will be used only for this purpose. Development and use of this element of the site must not adversely impact on Ministry of Defence operations at RAF Cosford. The northern boundary of this component of the site will be subject to substantial appropriate boundary landscaping in order to create a defensible Green Belt boundary. The headquarters building and ancillary uses will be of high quality and sustainable design, creating a fitting home for this much valued charity.</p> <p>c. Any development required to support the expansion of The RAF Museum Cosford will be of a high-quality design and layout which will complement existing iconic museum buildings and the relationship with an operational airfield.</p> <p>d. Where development increases use of Cosford Railway Station, appropriate improvements to the railway station and station car parking will be provided to support sustainable travel to and from the development and the wider strategic site.</p> <p>e. Appropriate improvements to existing access points will be undertaken and any additional access points and vehicular links within the site will be appropriately designed and constructed.</p> <p>f. Appropriate pedestrian and cycle links will be provided through the site, taking into account that public access is restricted within parts of the site. This should include improvements to the existing links between the railway station, The RAF Museum Cosford and new Midlands Air Ambulance Charity headquarters.</p> <p>g. Existing open space will be maintained or appropriate and proportional compensatory provision made.</p> <p>h. Appropriate green infrastructure provision will be made, including areas of public open space (taking into account that public access is restricted within parts of the site). Green infrastructure provision will incorporate and enhance the key green infrastructure corridors and networks within and in proximity of the site.</p> <p>i. Natural environment assets on and in proximity to the site, including mature trees, hedgerows and priority habitats will be retained and appropriately buffered. Appropriate provision will also be made for protected species, where relevant.</p> <p>j. The high-quality design and layout of development proposals will reflect and respect the site's heritage, heritage assets on the site and any relationship with heritage assets within the wider area. Listed and locally important buildings on the site will be sympathetically retained, enhanced/maintained and adaptively reused.</p> <p>k. Noise, odour and any contaminated land will be appropriately considered and if necessary mitigated.</p> <p>l. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, development will also be excluded from the very small portion of the site located in flood zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.</p> <p>m. Opportunities to reinforce Green Belt boundaries and reduce and mitigate impacts on the Green Belt will be included as part of any development proposals as set out in Green Belt Policy DP25. Compensatory provision to the Green Belt will be made through appropriate additional planting to improve visual amenity and biodiversity, including by creating linkages to green infrastructure networks and corridors beyond the site.</p>
---	--

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

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

Site Assessment - Stage 3	
Site Reference:	IRN001
<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>	12%
<i>Percentage of site in Flood Zone 2:</i>	16%
<i>Percentage of site in Flood Zone 1:</i>	84%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	8%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	12%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	3%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt Considerations (from the GB Assessment/Review):</i>	The site is not located within the Green Belt.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Low, Medium and Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Low, Medium and Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Low, Medium-Low and Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Low, Medium and High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The site has two existing highway access points. A simple priority junctions onto the A4169 Wenlock Road and a simple priority junction with acceleration and deceleration lanes onto the Buildwas Road. These junction may need to be upgraded to Ghost Island right turn and/or roundabout junctions. The site appears to include land that would enable these improvements to be delivered if needed. The site also has frontage onto the A4169 south of the existing junction opposite Hill view Farm.</p> <p>If developed as a strategic site it is assumed that local services / facilities would be provided within a master plan that gave priority to sustainable modes of transport for local trips to these facilities.</p> <p>However, in the initial phases of the development it is likely that facilities and services from outside the locality will need to be used. In these circumstances the nearest schools is in Buildwas less than 2km from the centre of the site and are linked by a continuous footway. The nearest convenience store and GP is in Coalbrookdale are approximately 1.7km from the centre of the site and are linked by a continuous footway.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	<p>Buildwas Sand Quarry SSSI and Local Geological Site is partly on the site.</p> <p>Adjacent to Tick Wood and Benthall Edge SSSI and Ancient Woodland.</p> <p>Adjacent to River Severn Local Wildlife Site.</p> <p>Protection of these sites and priority habitats will reduce the developable area available.</p> <p>May trigger Natural England's SSSI IRZ.</p>
<i>Ecology Comments Other Constraints:</i>	<p>This site supports a large population of GCNs, a number of bat roosts and priority habitats. There are a number of Env. Network corridors on the site.</p> <p>Requires botanical survey, Kecia and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, otters, water voles, white-clawed crayfish and nesting birds.</p> <p>PROWs cross the site.</p>

<i>Ecology Comments Management of Constraints:</i>	Priority habitats must not be developed. Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Habitats could potentially be restored as priority habitat .
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site adjacent to boundary, and within settings, of Ironbridge Gorge World Heritage Site (NHLE ref. 1000090) and The Gorge Conservation Area. Also has potential to affect settings of the Scheduled Monument of Buildwas Abbey (NHLE ref. 1015813) and possibly also a range of listed buildings within the wider vicinity of the site. Grade II listed Albert Edward railway bridge (NHLE ref. 1054151) on site boundary, Buildings and structures associated with the Ironbridge A interwar power station (HER PRN 06710) will be retained on site.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of designated heritage assets including WHS; Level 2 recording of historic buildings recording of retained structures from Ironbridge A). Site master planning with high quality design approach that addresses sites relationship with designated heritage assets around it necessary. Redevelopment should also adaptively reuse retained structures from Ironbridge A.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	abuts ancient woodland to south
<i>Tree Comments Other Constraints:</i>	numerous belts of trees and areas of woodland within site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees. Development stand-off from woodland around the site
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Incorporate internal trees and woodland in open space and plant to connect to / expand adjoining wooded areas.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Con land noise.
<i>Public Protection Comments Management of Constraints:</i>	Remediation available.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal (Residential)	Poor
Conclusion - Stage 2a Sustainability Appraisal (Employment)	Poor

<p>Strategic Considerations:</p>	<p>The site consists of the Former Ironbridge Power Station site and greenfield land located to the west of the Poer Station. Ironbridge Power Station closed in 2017. The site contains a large area of brownfield land, some of which is heavily contaminated. It is understood that the former quarry located to the east of the site is no longer promoted as part of the site.</p> <p>The Former Ironbridge Power Station is located in close proximity to the village of Buildwas.</p> <p>The Economic Growth Strategy for Shropshire identifies the opportunity to "capitalise on opportunities arising from the redevelopment of the former Ironbridge Power Station".</p> <p>Elements of the site are located within flood zones 2 and/or 3 and within the 1,000 year surface flood risk zone. Some of the site is also located within an area identified on the EA Historic Flood Map.</p> <p>Part of the site is located within an area of high visual sensitivity for employment uses.</p> <p>Existing access points may need to be upgraded to Ghost Island right turn and/or roundabout junctions. It is considered that the site includes sufficient land to achieve this.</p> <p>Services and facilities would need to be provided on the site to create a sustainable community.</p> <p>The site performs poorly for residential and employment within the Sustainability Appraisal.</p> <p>The site contains a SSSI and RIG. It contains also numerous belts of trees and areas of woodland and is in proximity of a SSSI, ancient woodland and a Local Wildlife Site.</p> <p>There are a number of environmental network corridors on the site. The site also contains priority habitats and species (including Great Crested Newts and bat roosts).</p> <p>The site (particularly the greenfield element) is in proximity of the Shropshire Hills AONB.</p> <p>The site contains listed buildings and other buildings considered non-designated heritage assets.</p> <p>The site is within the setting of the Ironbridge Gorge World Heritage Site and the Gorge Conservation Area. It is also in proximity of a scheduled monument and listed buildings.</p> <p>The site contains contaminated land.</p> <p>The retained National Grid and Western Power Distribution substations.</p> <p>The site performs poor for residential and employment within Stage 2a Sustainability Appraisal.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Ensuring future occupiers have appropriate access to services and facilities and employment opportunities.</p> <p>Provision of a new nursery, primary school and community facilities/buildings.</p> <p>Need to retain the National Grid and Western Power Distribution substations and utilities infrastructure over and under the site.</p> <p>Necessary decontamination of the site undertaken.</p> <p>Necessary works to the highway network undertaken.</p> <p>Provision of green infrastructure.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Opportunity to provide a railway station and re-use the existing rail link from the site.</p> <p>Opportunity to provide enhancements to the leisure offer and support the visitor economy (including linking to uses on the River).</p> <p>Provision of a park and ride facility.</p> <p>Provision of new medical facilities.</p> <p>Decontamination.</p> <p>Green infrastructure provision.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>Majority of the Site is allocated as a new Strategic Settlement</p>
<p>Reasoning</p>	<p>Much of the site is vacant and brownfield land. Extensive areas of this brownfield land is also subject to contamination.</p> <p>The Economic Growth Strategy for Shropshire and the current Local Plan (Core Strategy) identified the opportunity to capitalise on the significant strategic opportunity arising from the redevelopment of the Former Ironbridge Power Station site.</p> <p>Emerging proposals for the mixed-use redevelopment of the Former Ironbridge Power Station site present an opportunity to support the local economy, create jobs, provide housing and to sympathetically remediate the site and as such represent a sustainable option for its future use. It is therefore considered appropriate to identify the Former Ironbridge Power Station site (apart from the former quarry area which it is understood no longer forms part of the site and will create a buffer to Buildwas Abbey) as a preferred strategic site, the redevelopment of which will contribute to meeting the development needs of Shropshire in the longer term.</p>
<p>If proposed for Allocation, Potential Capacity:</p>	<p>Formation of a new settlement through a comprehensive mixed-use redevelopment of the site to provide a range of local services and facilities, around 1,000 dwellings, around 6ha of employment land and extensive green infrastructure.</p>

<p>If proposed for Allocation Design Requirements:</p>	<p>a.The quantity, quality, design, mix and layout of housing provided on the site will be informed by site constraints and opportunities, identified local needs and relevant policies of this Local Plan.</p> <p>b.Employment provision will represent an intrinsic element of the site’s redevelopment, occurring alongside the provision of housing. Employment provision will be of an appropriate quantity and quality to contribute towards the objectives of the Shropshire Economic Growth Strategy.</p> <p>c.The village centre will comprise of an appropriate range of commercial uses to serve the new settlements community. As the local centre will ensure future occupiers of the site benefit from access to local facilities, its timely provision is an important consideration and will be directly linked to provision of housing on the site.</p> <p>d.Green infrastructure provision will be of an appropriate quantity and quality. Its location will protect and enhance key green infrastructure corridors and networks on and around the site and existing areas of public open space.</p> <p>e.Appropriate community facilities and buildings will be provided on the site, such as a community hall, art gallery and heritage centre. 2ha of land will be provided for a primary school to serve the needs of the new community on the site. If required by the relevant CCGs, a medical centre will also be provided on the site. These facilities and buildings will tap-into the heritage of the site.</p> <p>f.A suitable number of appropriately designed and constructed pedestrian, cycle and vehicular access/egress points will be provided. If current access/egress points to the site are retained, they may need to be upgraded to ghost island right turn and/or roundabout junctions, as determined through appropriate modelling and engagement.</p> <p>g.Appropriate pedestrian and cycle links will be provided to and through the site, particularly to the proposed nursery, primary school and village centre.</p> <p>h.Site design and layout will be high-quality, reflecting and respecting the sites proximity to the Shropshire Hills Area of Outstanding Natural Beauty and minimising landscape and visual impact. This is particularly important to the development of the greenfield elements of the site.</p> <p>i.The high-quality design and layout of the site will also reflect and respect the sites heritage, heritage assets on the site and its relationship with heritage assets within the wider area, including the Ironbridge Gorge World Heritage site, Buildwas Abbey Scheduled Monument, the Severn Gorge Conservation Area and Listed Buildings.</p> <p>j.The Grade II listed Albert Edward railway bridge on the sites boundary and buildings and structures associated with the Ironbridge A interwar power station will be sympathetically retained, enhanced/maintained and adaptively reused.</p> <p>k.Natural environment assets on and in proximity of the site, including Buildwas Sand Quarry Site of Special Scientific Interest (SSSI), Local Wildlife Site and Local Geological Site, Buildwas River Section SSSI, Tick Wood and Benthall Edge SSSI, three areas of ancient woodland, other Local Wildlife Sites and any priority habitats will be retained and appropriately buffered. A sustainable juxtaposition will be created between built form and trees.</p> <p>l.Acoustic design, layout and appropriate building materials (including where necessary appropriate glazing, ventilation and acoustic barriers) will be used to appropriately manage noise associated with retained National Grid and Western Power Distribution substations and equipment and nearby roads.</p> <p>m.A sustainable juxtaposition will be created between built form and trees. Where possible trees and woodland should be incorporated into areas of open space and planting should occur to connect to / expand adjoining wooded areas.</p> <p>n.The site supports a large population of Great Crested Newts; bat roosts and is likely home to other protected species. Appropriate assessment and provision on the site will be required for these species.</p> <p>o.Any contaminated land on the site will be appropriately managed.</p> <p>p.Mineral extraction opportunities associated with the site will be investigated and where appropriate extraction works undertaken.</p> <p>q.The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Development will also be excluded from the small portions of the site located in Flood Zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.</p>
---	--

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

Site Assessment - Stage 3	
Site Reference:	Madeley
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:	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
Green Belt Considerations (from the GB Assessment/Review):	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel (P23) which perform strongly against purposes 1a and 1b; performs no contribution against purpose 2; and performs moderately against purposes 3 and 4. The site/parcel was not assessed within the Green Belt Review undertaken for Shropshire.
Landscape Considerations (Residential) (from the LVSS):	Not Assessed
Landscape Considerations (Employment) (from the LVSS):	Not Assessed
Visual Impact Considerations (Residential) (from the LVSS):	Not Assessed
Visual Impact Considerations (Employment) (from the LVSS):	Not Assessed
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Direct access onto A442.
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Direct access on to A442, however consultation would be required with neighbouring Highway authority, Telford and Wrekin.
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Mitigation works are likely to be required, depending on the scale of development. Consideration should also be given to the sustainability of the site and connectivity with adjacent settlements.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	The woodland (and ponds) should be retained and appropriately buffered. A buffer of at least 50m will be required for any ponds that contain GCNs, reducing the developable area available.
Ecology Comments Other Constraints:	EclA and botanical survey required and surveys for badgers, bats, nesting birds, GCNs and reptiles

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancements. Protect, enhance and restore Env. Network in accordance with CS17 and MD12.
<i>Ecology Comments Opportunities:</i>	Enhance Env. Network
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes historic farmstead of Sutton Hill (HER PRN 26358). No known archaeological interest but large size suggests it may have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on Sutton Hill, including the setting of the farmhouse; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Patchy network of hedgerows and field trees within site. Block of mature plantation to northern boundary that connects to T&WC woodland extending northwards.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover approach to enhance tree cover in association with future development. Incorporate good trees as part of open space within development and plan strategically for a network of connected green infrastructure. Extend woodland cover and create suitable buffer with built development. Look to connect to large block of woodland to the north of the site.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	A442 Road noise.
<i>Public Protection Comments Management of Constraints:</i>	Noise assessment and ProPG design.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal (Residential)	Good
Conclusion - Stage 2a Sustainability Appraisal (Employment)	Good

<p>Strategic Considerations:</p>	<p>The site lies adjacent to the built form of Telford. The site is located within the Green Belt and performs an important role against purpose 1, checking the unrestricted sprawl of large built-up areas. Site includes the historic farmstead of Sutton Hill and may have archaeological potential. Development of the site would likely require off-site highway works/mitigation, depending on the scale of development. The site contains woodland and ponds. The site may also contains priority habitats and/or protected species. The site contains a patchy network of hedgerows and field trees. The block of mature plantation to the sites northern boundary connects to woodland extending northwards. Noise associated with the A442 requires due consideration and mitigation. Consideration should also be given to the sustainability of the site and connectivity with adjacent settlements.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Necessary improvements to the highway network. Provision of green infrastructure. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>The site lies adjacent to the built form of Telford. The site is located within the Green Belt and performs an important role against purpose 1, checking the unrestricted sprawl of large built-up areas. As such it is considered important to retention the site within the Green Belt.</p>
<p>If proposed for Allocation, Potential Capacity:</p>	<p>N/A</p>

If proposed for Allocation
Design Requirements:

N/A

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

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

Site Assessment - Stage 3	
Site Reference:	SHF024
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	6%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	4%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt Considerations (from the GB Assessment/Review):</i>	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which perform strongly against purposes 1a and 2; perform moderately against purposes 1b and 3; and perform weakly against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this Green Belt parcel, if released for development would have a high level of harm to the Green Belt.</p> <p>The Green Belt Review also considers this parcel within opportunity area (J4-1). The review of the relevant opportunity area indicates that there would be high harm to the Green Belt resulting from release.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A464 & Priorslee 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>	Preferred access option would be to replace the existing service area roundabout on Priorslee road with a new roundabout junction that also served SHF024.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	N/A
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for any employment use that generates airborne pollution or road traffic including HGVs. Detailed emissions modelling would be required due to proximity of designated wildlife sites. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	<p>There is a patch of priority habitat woodland on the site that is TPO'd and within the Env. Network. This area should be retained and appropriately buffered. The eastern and southern boundaries form Env. Network corridors. There is a pond within the woodland and many others within 500m</p> <p>Requires an Kacia and surveys for bats, GCN (ponds within 500m), badgers and nesting birds.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but site is of a large size, so may have some archaeological potential
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	block of mature TPO woodland to centre western side of site
<i>Tree Comments Other Constraints:</i>	hedgerows within and around site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	utilise and perhaps extend blocks of existing woodland to screen development and provide useable amenity space for employees. Create 15m development stand-off with the existing and any future woodland
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Landfill within 250 to the east.
<i>Public Protection Comments Management of Constraints:</i>	Contaminated land remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal (Residential)	Poor
Conclusion - Stage 2a Sustainability Appraisal (Employment)	Fair

<p>Strategic Considerations:</p>	<p>The site lies adjacent to the built form of Telford.</p> <p>The site is located within the Green Belt and forms an important component of the gap between the settlements of Telford and Shifnal. The review of the relevant parcels indicates that there would be high harm to the Green Belt resulting from release of this site.</p> <p>The site is located on the M54/A5 strategic corridor. The opportunity associated with this corridor is recognised within the Economic Growth Strategy for Shropshire and the M54 corridor study.</p> <p>A HRA may be required for employment uses that generate airborne pollution or road traffic.</p> <p>The site contains a pond, hedgerows and woodland (identified priority habitat which is also subject to TPO protection). The site also contains areas within an environmental network.</p> <p>The site may be of archaeological interest.</p> <p>The site may contain contaminated land.</p> <p>The site performs poor for employment within Stage 2a Sustainability Appraisal.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Necessary improvements to the highway network.</p> <p>Provision of green infrastructure.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>The site lies adjacent to the built form of Telford.</p> <p>The site is located within the Green Belt and forms an important component of the gap between the settlements of Telford and Shifnal. As such it is considered that the retention of this site within the Green Belt is important to avoid the actual or perceived coalescence of these two settlements.</p>
<p>If proposed for Allocation, Potential Capacity:</p>	<p>N/A</p>

<p>If proposed for Allocation Design Requirements:</p>	<p>N/A</p>
--	------------

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

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

Site Assessment - Stage 3	
Site Reference:	BNT002
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	1%
Percentage of the site in the 100 year surface flood risk zone:	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
Green Belt Considerations (from the GB Assessment/Review):	The site is not located within the Green Belt.
Landscape Considerations (Residential) (from the LVSS):	Low
Landscape Considerations (Employment) (from the LVSS):	Low
Visual Impact Considerations (Residential) (from the LVSS):	Low
Visual Impact Considerations (Employment) (from the LVSS):	Low
Highway Comments - Direct Access to Highway Network?	<p>The site is divided into two parts one to the northeast of the A41 and one to the southwest. The section of A41 between the two parts is subject to a 40mph. The sites controls sufficient land to facilitate new and/or improved access points onto the A41. If developed as a strategic site it is assumed that additional local services / facilities would be provided within a master plan that gave priority to sustainable modes of transport for local trips to these facilities.</p> <p>However, in the initial phases of the development it is likely that other facilities and services from outside the locality will need to be used. In these circumstances the nearest convenience store is approximately 1.5km from the site at Tern Hill Roundabout and is linked by a continuous footway. The nearest GP is in Hodnet or Market Drayton over 5km away. Two existing uncontrolled refuge crossings cater for pedestrian movements across the A41. The site already benefits from an hourly bus service (64) to Shrewsbury and Market Drayton via the A53. There is a more direct road link to Market Drayton but this is private road with no continuous PRoW access.</p>
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	<p>There is a patch of Ancient Woodland on the site. Adjacent to River Tern and RAF Tern Hill Local Wildlife Sites. Protection of these sites and priority habitats will reduce the developable area available.</p>
Ecology Comments Other Constraints:	<p>There are Env. Network core areas on and adjacent to the site and corridors on the site. There may be priority habitats on the site - if so, these areas must not be developed.</p> <p>Requires botanical survey, Kecia and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, otters, water voles, white-clawed crayfish and nesting birds.</p>

<i>Ecology Comments Management of Constraints:</i>	Priority habitats must not be developed. Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Habitats could potentially be restored as priority habitat .
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on setting of Scheduled Monument of Ringwork and bailey castle 390m west of Buntingsdale Hall (NHLE Ref. 1019659) and Grade II* listed Buttingsdale Hall (NHLE ref. 1293695). Site includes The site of the former RAF Ternhill now Clive Barracks (HER PRN 29121).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of SM and LBs; Level 2 recording of historic buildings recording of WWII and pre-1960s military buildings). Site master planning with high quality design approach that addresses sites relationship with designated heritage assets around it necessary. Site should also seek to adaptively reuse any significant 20th century military buildings identified where possible.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	The former barracks are set in well tree'd landscaped grounds with linear groups along access roads scattered individual trees and 2 significant woodland copses - one central west and one far NE of site
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be low so that it is sustainably integrated into and compliments existing natural environment features and mature trees and woodlands retained
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible con land and noise from sources on site and road running through middle.
<i>Public Protection Comments Management of Constraints:</i>	Remediation available. Noise mitigation possible. Need to look at on a detailed basis once plans come in but possible to have residential.
<i>Public Protection Comments Opportunities:</i>	
Conclusion - Stage 2a Sustainability Appraisal (Residential)	Fair
Conclusion - Stage 2a Sustainability Appraisal (Employment)	Fair

<p>Strategic Considerations:</p>	<p>The Ministry of Defence (MOD) have announced plans to relocate the regiment based at Clive Barracks, Tern Hill and dispose of the Barracks for redevelopment. The site contains a large area of brownfield land, some of which is contaminated.</p> <p>The Economic Growth Strategy for Shropshire identifies the opportunity associated with Clive Barracks, Tern Hill, which is located on the A41 strategic corridor.</p> <p>The site is located near to Market Drayton.</p> <p>The site is divided into two components by the A41.</p> <p>Services and facilities would need to be provided on the site to create a sustainable community.</p> <p>The site is located within a landscape parcel with low landscape and visual sensitivity.</p> <p>The sites is considered to control sufficient land to facilitate new and/or improved access points onto the A41. Improvements may also be required to the A41/A53 roundabout.</p> <p>The site contains ancient woodland. It is also in proximity of Local Wildlife Sites.</p> <p>The site is well tree'd and landscaped.</p> <p>The site contains and is in proximity of environmental network core areas and corridors. The site may also contain priority habitats and protected species.</p> <p>The site contains Clive Barracks, a non-designated heritage asset.</p> <p>The site is in proximity of designated and non-designated heritage assets - including listed buildings and scheduled monuments.</p> <p>The site may contain contaminated land associated with past military uses.</p> <p>Noise associated with the A41 and nearby airfield.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Ensuring future occupiers have appropriate access to services and facilities and employment opportunities.</p> <p>Provision of a new primary school. This will enable Buntingsdale School and Stoke on Tern Primary School to merge on the site and ensure future residents have access to a primary school.</p> <p>Ensuring necessary works to the highway network are undertaken (including achieving appropriate site accesses and improvements to Tern Hill roundabout).</p> <p>Pedestrian and cycle connectivity through the site and in particular between the north-eastern and south-western portions of the site - through enhancement of an underpass of the A41.</p> <p>Provision of green infrastructure.</p> <p>Any necessary decontamination of the site undertaken.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Formation of a new settlement through a mixed used development to provide local services and facilities; employment land; new homes; and extensive green infrastructure.</p> <p>Provision of a new primary school to serve future residents of the site.</p> <p>Improvements to Tern Hill roundabout.</p> <p>Pedestrian and cycle connectivity through the site and in particular between the north-eastern and south-western portions of the site.</p> <p>Decontamination.</p> <p>Green infrastructure provision.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>The Site is allocated as a new Strategic Settlement</p>
<p>Reasoning</p>	<p>Much of the site is brownfield land and will be vacated during the Local Plan Review period (2016-2038). Areas of this brownfield land are subject to contamination.</p> <p>The Economic Growth Strategy for Shropshire identifies an objective to prioritise investment along strategic corridors and growth zones, including the A41 corridor.</p> <p>The mixed-use redevelopment of Clive Barracks, Tern Hill will provide a productive use for a large brownfield site which will be vacated during the Local Plan Review period (2016-2038). The site is on a strategic corridor and will provide economic opportunities in the form of local employment. It will also provide social and environmental opportunities resulting from the provision of additional new homes, local services and facilities and extensive green infrastructure.</p> <p>As such, Shropshire Council considers that emerging proposals for the mixed-use redevelopment of Clive Barracks, Tern Hill represent a sustainable option for the future use of a large predominantly brownfield site on a strategic corridor.</p> <p>It is therefore considered appropriate to identify Clive Barracks, Tern Hill as a proposed strategic site, the redevelopment of which will contribute to meeting the development needs of Shropshire in the medium to long term.</p>
<p>If proposed for Allocation, Potential Capacity:</p>	<p>Formation of a new settlement through a comprehensive mixed-use redevelopment of the site to provide a range of local services and facilities, around 750 dwellings, around 6ha of employment land and extensive green infrastructure.</p>

<p>If proposed for Allocation Design Requirements:</p>	<p>a.The quantity, quality, design, mix and layout of housing provided on the site will be informed by site constraints and opportunities, identified local needs and relevant policies of this Local Plan.</p> <p>b.Employment provision will represent an intrinsic element of the site’s redevelopment, occurring alongside the provision of housing. Employment provision will be of an appropriate quantity and quality to contribute towards the objectives of the Shropshire Economic Growth Strategy.</p> <p>c.The local centre will comprise of an appropriate range of commercial uses (likely to include a family pub plus convenience store and a small number of modest retail units) to serve the new settlements community on land fronting the A41. The local centre will ensure future occupiers of the site benefit from access to local facilities, as such its timely provision is an important consideration and will be directly linked to provision of housing on the site.</p> <p>d.Green infrastructure provision will be of an appropriate quantity and quality. Its location will integrate and enhance key green infrastructure corridors and networks on and around the site.</p> <p>e.1ha of land will be provided for a primary school. This will enable Buntingsdale School and Stoke on Tern Primary School to merge on the site and crucially serve the needs of the new development.</p> <p>f.Any necessary improvements will be undertaken in order to achieve appropriate access points into both the eastern and western portions of the site. Any necessary improvements to the A41/A53 Tern Hill roundabout will also be undertaken including any recommendations from an air quality assessment of the impact of increased vehicular movements from this development on Tern Hill roundabout.</p> <p>g.Appropriate pedestrian and cycle links will be provided to and through the site, particularly to the proposed primary school and local centre. This will include enhancement of an underpass of the A41, to ensure pedestrian and cycle connectivity between the north-eastern and south-western portions of the site.</p> <p>h.Acoustic design, layout and appropriate building materials (including where necessary appropriate glazing, ventilation and acoustic barriers) will be used to appropriately manage noise arising from the adjacent airfield and nearby roads.</p> <p>i.Any contaminated land on the site will be appropriately managed.</p> <p>j.The nearby River Tern and RAF Tern Hill Local Wildlife Sites will be appropriately buffered. Ancient woodland and priority habitats on the site will be retained and an appropriately buffered. A sustainable juxtaposition will be created between built form and trees.</p> <p>k.Site design and layout will reflect and respect the sites heritage and heritage assets within the wider area.</p> <p>l.The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Development will also be excluded from the small portions of the site located in Flood Zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.</p>
---	---

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