

**Site Assessment: Stage 2a**

**Settlement: Shrewsbury**

Site ref: ELR145		Site Name: Greenhills Enterprise Park		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	Site within walking distance of bus routes with regular services.
2	Primary school within 480m of site boundary	-/+	n/a	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			Battlefield Heritage Park to north-west- separated from site by roads. Site within walking distance of an amenity greenspace.
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	0	Landscape sensitivity moderate
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	College of St Mary Magdalene at Battlefield Schedule Ancient Monument within 300m. Site contains approx. 0.74 ha of Registered Battlefield (Battle of Shrewsbury 1403).
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

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	Site either within: <ul style="list-style-type: none"> <li>a World Heritage Site buffer zone</li> <li>300m of a Conservation Area</li> <li>300m of a Registered Park or Garden</li> </ul>	-/0		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Approximately 1.3ha of site in Flood Zone 3. Approximately 1.9 ha of site in Flood Zone 2 (concurrent with Flood Zone 3)
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site wholly on Grade 3 agricultural land
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Site adjacent to Energy Recovery Facility but would not displace this.
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

#### Notes

- 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.
- Sensitivity assessment based on the relevant Landscape Description Unit in the Shropshire Landscape Character Assessment
- and 4. Designated sites and their buffer zones

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m
Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

- Air Quality Management Areas have only been declared for Shrewsbury, Bridgnorth and Oswestry

## **Summary of Stage 2a assessment.**

The Stage 2a assessment revealed that the larger proportion of the sustainability indicators in this part of the assessment were neutral, in their effect. The assessment showed that the location is affected by poor access to a primary school, children's play area, young person's recreational area and an area of natural / semi-natural open space but this is not critical given the proposed employment use of the land. In contrast, the location has good access to bus transport, public open land (at the Battlefield interpretation site) and access to amenity green space which would help to create accessible and healthy working environments. The development potential of the site could be affected by the agricultural land quality, flood risk and the proximity to the Registered Battlefield with a small area of this heritage asset lying to the south of the A5124 close to Plot 4 of the site. The overall sustainability of the site would be regarded as fair on the currently available evidence. The overall sustainability would change to poor if the Registered Battlefield is included within the site boundary. If the site is allocated, a site specific flood risk assessment will be needed as well as mitigation measures to minimise the impact on the designated heritage assets.