

Stage 1 Assessment:**Summary Sheet**

Site Ref	Site Name	Progressed to Stage 2	Comments
ALB001	Garridge Close	No	Site too small, in the Greenbelt and not promoted
ALB002 (ELR010)	Land at Albrighton	Yes	Site part of ALB006 Site part of safeguarded land Site also has potential for employment use
ALB003	Land at White Acres	Yes	Site within development boundary. Site forms continuous land parcel with ALB015/10
ALB004	Land South of Albrighton by-pass	No	Site in the Greenbelt Part of site in floodzone
ALB005	Caravan storage Station Rd	No	Site not promoted, part of the Urban Housing Capacity Study Site in the Greenbelt
ALB006	East of Shaw Lane	No	Site part of ALB002 Site allocated for 80 dwellings Site not promoted, part of the Urban Housing Capacity Study
ALB007	Talbot Rd	No	Site too small Site within development boundary so potential for windfall rather than allocation
ALB008	Land at Albrighton	No	In the Greenbelt and not promoted Part of site in floodzone
ALB009/R	Land at Albrighton	No	Site part of ALB014/R Site in the Greenbelt and not promoted
ALB010	Land at Albrighton	No	Site in the Greenbelt and not promoted
ALB011	Former Shrewsbury Arms	No	Site redeveloped, within development boundary and not promoted. Potential windfall
ALB012/09	Land north of Kingswood	No	Site not well related to the development boundary Site within the Greenbelt
ALB013/09	Land at Elm Rd	No	Site within the Greenbelt
ALB014/09	Elm Rd	No	Site within the Greenbelt Site part of ALB009/R
ALB015/10	Land at Hollies House	Yes	Site forms continuous land parcel with ALB003
ALB016	Wyvale Garden Centre	No	Site not well related to the town Site within the Greenbelt

Albrighton: Submission

Stage 1 Site Assessment: Albrighton

Site ref: ALB001		Site Name: Garridge Close	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small
2	Site developed, or under construction or permission has been granted but not yet implemented	N	But access would be through gardens
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to the development boundary but in Greenbelt
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Site not promoted

Recommendation: Site *not* progressed to Stage 2 assessment as it is too small and not promoted.

Albrighton: Submission

Stage 1 Site Assessment: Albrighton

Site ref: ALB002 (ELR010)		Site Name: Land at Albrighton	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Takes in part of ALB006
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Potential employment site
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Part of site adjacent to the development boundary. Safeguarded land. Site also has potential for employment use
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

Recommendation: *Site progressed to Stage 2 assessment with potential for employment use*

Albrighton: Submission

Stage 1 Site Assessment: Albrighton

Site ref: ALB003		Site Name: Land at White Acres	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within the development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

Recommendation: *Site progressed to Stage 2 assessment*

Albrighton: Submission

Stage 1 Site Assessment: Albrighton

Site ref: ALB004		Site Name: Land South of Albrighton by-pass	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	In Greenbelt
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	Very small part in flood zone but remainder of site developable
9	Site not currently promoted	N	Site promoted

Recommendation: Site *not* progressed to Stage 2 assessment as it is in the Greenbelt

Albrighton: Submission

Stage 1 Site Assessment: Albrighton

Site ref: ALB005		Site Name: Caravan storage Station Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.21
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to the development boundary and in Greenbelt
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Site not promoted. Part of the Urban Housing Capacity Study

Recommendation: Site *not* progressed to Stage 2 assessment as not promoted

Albrighton: Submission

Stage 1 Site Assessment: Albrighton

Site ref: ALB006		Site Name: East of Shaw Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Takes in part of site ALB002
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Allocated for a total of 80 dwellings (56 private and 24 affordable) by Bridgnorth District Council.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to the development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Site not promoted. Part of the Urban Housing Capacity Study

Recommendation: Site *not* progressed to Stage 2 assessment as already allocated

Albrighton: Submission

Stage 1 Site Assessment: Albrighton

Site ref: ALB007		Site Name: Talbot Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Within development boundary so potential for windfall rather than allocation
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

Recommendation Site *not* progressed to Stage 2 assessment as it is too small and within the development boundary so could come forward through windfall rather than an allocation

Albrighton: Submission

Stage 1 Site Assessment: Albrighton

Site ref: ALB008		Site Name: Land at Albrighton	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to the development boundary and in Greenbelt
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	Adjacent to Donnington and Albrighton Local Nature Reserve
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	Very small part of site in Flood Zone 3 but remainder of site developable
9	Site not currently promoted	Y	Site not promoted

Recommendation: Site *not* progressed to Stage 2 assessment as it is not promoted

Albrighton: Submission

Stage 1 Site Assessment: Albrighton

Site ref: ALB009 (greenbelt)		Site Name: Land at Albrighton	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Also take in part of ALB014/R
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Part of site adjacent to the development boundary and all of site in Greenbelt
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	Very small part of site in Flood Zone 3 but remainder of site developable
9	Site not currently promoted	Y	Site not promoted

Recommendation: Site *not* progressed to Stage 2 assessment as it is not promoted

Albrighton: Submission

Stage 1 Site Assessment: Albrighton

Site ref: ALB010		Site Name: Land at Albrighton	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to the development boundary and in Greenbelt
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Site not promoted

Recommendation: Site *not* progressed to Stage 2 assessment as it is not promoted

Albrighton: Submission

Stage 1 Site Assessment: Albrighton

Site ref: ALB011		Site Name: Former Shrewsbury Arms	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Redeveloped pub site
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Within development boundary so potential windfall site
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Site not promoted

Recommendation: Site *not* progressed to Stage 2 assessment; redeveloped, within development boundary so potential windfall rather than allocation and not promoted

Albrighton: Submission

Stage 1 Site Assessment: Albrighton

Site ref: ALB012		Site Name: Land north of Kingswood	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site not adjacent to development boundary and not well related to the town. Also in the Greenbelt
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

Recommendation: Site *not* progressed to Stage 2 assessment as it is not well related to the development boundary

Albrighton: Submission

Stage 1 Site Assessment: Albrighton

Site ref: ALB013		Site Name: Land at Elm Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	In Greenbelt
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

Recommendation: Site *not* progressed to Stage 2 assessment as in Greenbelt

Albrighton: Submission

Stage 1 Site Assessment: Albrighton

Site ref: ALB014		Site Name: Elm Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Also takes in part of ALB009
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	In Greenbelt
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

Recommendation: Site *not* progressed to Stage 2 assessment as in Greenbelt

Albrighton: Submission

Stage 1 Site Assessment: Albrighton

Site ref: ALB015		Site Name: Land at Holles House	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to the development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

Recommendation: *Site progressed to Stage 2 assessment*

Albrighton: Submission

Stage 1 Site Assessment: Albrighton

Site ref: ALB016		Site Name: Wyvale Garden Centre	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site not adjacent to development boundary and not well related to the town. Also in the Greenbelt
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

Recommendation: Site *not* progressed to Stage 2 assessment as not well related to the town and not promoted

Housing Site Assessment Stage 2a

Site ref: ALB002		Site Name: Land at Albrighton		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	School adjacent to site boundary in the west but some of some of eastern part of site is further than 480m from school
3a	Site wholly or partly within:			
	▪ 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	
▪ an outdoor sports facility	-/0	-		
3b	Site more than 480m from:			Small section of north-west of site is within 480m of natural and semi natural open space.
	▪ 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 ²	-	+	
	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	-	Moated site at Humphreston Hall in locality but beyond buffer zone
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of a Conservation Area

Albrighton: Submission

Site ref: ALB002		Site Name: Land at Albrighton		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	30 SingleTree TPOs
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 2
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
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	Small part of site adjacent to former town gas production and distribution facility

Notes

1. 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.
2. Sensitivity assessment based on the relevant Landscape Description Unit in the Shropshire Landscape Character Assessment
3. 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

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

Site ref: ALB003		Site Name:		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ 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	Site more than 480m from:			More than 50% of the site is within 480m of both an amenity green-space and a children's play area.
	▪ 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 ²	-	+	
	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	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	Site within 300m of a Conservation Area
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	

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Site ref: ALB003		Site Name:		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	6 single TPOs
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Some Grade 2 land but the majority is Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
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

1. 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.
2. Sensitivity assessment based on the relevant Landscape Description Unit in the Shropshire Landscape Character Assessment
3. 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

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

Site ref: ALB015/10		Site Name: Land at Holles House		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ 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	Site more than 480m from:			The western part of the site is within 480m of an amenity green-space buffer and a children's play area
	▪ 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 ²	-	0	
	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	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	--	Site wholly within a Conservation Area
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	n/a	

Albrighton: Submission

Site ref: ALB015/10		Site Name: Land at Holles House		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ 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 ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	0	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
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

1. 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.
2. Sensitivity assessment based on the relevant Landscape Description Unit in the Shropshire Landscape Character Assessment
3. 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

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

Housing Site Assessment Stage 2b

Site Ref: ALB002 (ELR010)	Site Name: Land at Albrighton
Size (ha)	19.16
Indicative capacity	575
General location	E of town centre, S of Railway
Brownfield or Greenfield	Greenfield, safeguarded land within Green Belt
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	Gently sloping to West
Adjoining land uses and boundary features	Railway and caravan storage to North-East, Primary school and residential adjacent to West and South
Local highway capacity/ constraints	Highway access acceptable Cycle access not currently acceptable, may be achievable if full site was developed Highway access from high street, pedestrian cycle links required to St Marys school and station
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works • Upgrade sewerage network • Assessment of local flood risk • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential (50+ dwellings) • Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites – retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	<p>Site BNAI2 – 139: Landscape sensitivity medium</p> <p>The site consists of gently sloping arable and pastoral fields forming a gap between the settlement proper to the west and rural linear housing to the east. The railway lies to the north and Kingswood Road and a lane lies to the south. There is significant tree cover which limits views into the site and runs along some intermediate boundaries. The Conservation Area lies to the south west, just abutting one corner of the site.</p> <p>Housing capacity medium</p> <p>The site has some capacity for housing but only to the west in the short term subject to ecological surveys on the north west field where there may be wetland vegetation and willow scrub. Housing development on this site would be only partly visible from adjoining housing, or from the wider landscape. From all directions any development would be viewed against a backdrop of mature trees. The setting of the Conservation Area and Albrighton Hall would be unlikely to be jeopardised. All perimeter vegetation should be retained and protected, strengthened where necessary, and internal boundaries retained and managed where possible. The two larger fields to the east form the bulk of the gap reinforcing the gap provided by the field to the south adjacent to Kingswood Road. If they are developed this</p>

	<p>would compromise this attractive route into the town from the east and may compromise ultimately the setting of the Conservation Area.</p> <p>Site BNA12 – 140: Landscape sensitivity medium/low</p> <p>This site is not visible from any sensitive receptors (glimpsed views may be obtainable through the dense vegetation to the rear of the school to the west and from the railway) and is near the lowest point of the group of sites of which it is part. It is very effectively screened from view by this combination of landform, dense hedges and treed boundaries. It is part of a parcel of mainly arable fields, cut off from the wider landscape by the railway and A41, and is not accessible by road or footpath. It is unrelated to the settlement, being the most distant of a parcel of mainly arable fields on the eastern edge of the settlement.</p> <p>Housing capacity medium/low</p> <p>The site has limited capacity for housing as although it is well screened, any structures on it would be visible in the immediate area, albeit screened by existing vegetation so that only filtered views would be obtained. There is currently no road or track access to the site, which is isolated from the settlement by other fields. It should therefore only be considered for housing development in tandem with the adjacent site which could provide access and a link to the settlement.</p>
Planning history or designations	Site is safeguarded land (S3 and S4) adjacent to Green Belt (CS5)
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to town centre services
Other constraints	Grade 2 agricultural land
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Natural infill plot.
Other relevant information	No supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	<p>Site within 300m of a Conservation Area</p> <p>Possible below ground remains of a windmill present in SW part of site - likely to be of local level significance</p>
Biodiversity	<p>Extended survey required for bats and newts;</p> <p>Potential Environmental Network enhancement opportunity</p> <p>Donington Pool Local Nature Reserve part of western edge</p>
Trees	<p>LIMITING TREE & HEDGEROW CONSTRAINTS. Large trees & hedgerows to site boundaries & internally. Potential shading issues.</p> <p>31 individual TPOs</p>
Environmental Health	n/a
Drainage: Watercourse flooding	Water-course on site
Drainage: Surface water	n/a

Albrighton: Submission

flooding	
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and unlikely to be concerns over groundwater pollution.
Countryside	n/a
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately.

Community consultation response	Widespread support for development on safeguarded land to the East of Albrighton, subject to appropriate access and inclusion of additional POS; Areas subject to flood risk (to the North) should be avoided.
Statutory bodies responses to date	n/a
Community responses 2012 & 2013	The western half of the site is proposed in the non-statutory Albrighton Neighbourhood Plan 'light' for comprehensive development, incorporating the existing planning permission on site ALB006 [Site ALB2b in the Neighbourhood Plan].

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to bus routes, Primary Schools and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.

More detailed assessment of landscape sensitivity and capacity increases sensitivity from 'low' to 'medium/low'. The site has good access to town centre services and the railway station. Careful attention to potential impacts on the Conservation Area and protected boundary and free standing trees will be required. There is some community support for development in this location, subject to appropriate access and inclusion of additional open space.

Conclusion

Potential windfall site	n/a
Realistic site	Yes – a small allocation within this larger area of land could provide an appropriate site to address the parish Council's preferred level of growth. A small allocation could also help to address or manage current traffic and parking issues associated with the railway station and to achieve appropriate access for longer term development on adjacent land.

Recommendation

Preferred option	Yes (western half of site)
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none"> • Further details of highway and pedestrian access required; • Potential need for survey and mitigation for EU protected species; • Environmental Network enhancement opportunity; • Site investigations required to address groundwater flooding and potential SUDS design; • Impact on Conservation Area and local archaeology needs

Albrighton: Submission

	assessment.
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Site Ref: ALB003 / ALB015	Site Name: Land at White Acres / Land at Hollies House
Size (ha)	1.05 / 0.96
Indicative capacity	58 (30 / 28)
General location	S of town centre, within development boundary
Brownfield or Greenfield	Greenfield, safeguarded land within Green Belt
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	
Adjoining land uses and boundary features	Residential North & West, agriculture (S&E)
Local highway capacity/ constraints	More information about the highway access is required to assess its suitability Cycle access not currently acceptable, may be achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works • Upgrade sewerage network • Assessment of local flood risk • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential (50+ dwellings) • Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites – retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	No site specific assessment, adjacent land is of medium general sensitivity
Planning history or designations	Within existing Development Boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of two landowners (working together)
Access to services/employment areas	Good access to town centre services
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Natural infill plot within development boundary, subject to an acceptable access being achieved.
Other relevant information	Limited supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area

Albrighton: Submission

Biodiversity	Extended survey required for bats and newts; Potential Environmental Network enhancement opportunity
Trees	LIMITING TREE & HEDGEROW CONSTRAINTS. Large trees & hedgerows to site boundaries & internally. Potential shading issues.
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 25 and 50% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this
Countryside	n/a
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately.

Community consultation response	Widespread support for development on safeguarded land to the East of Albrighton, subject to appropriate access and inclusion of additional POS; Areas subject to flood risk (to the North) should be avoided.
Statutory bodies responses to date	n/a
Community responses 2012 & 2013	These two sites are proposed in the non-statutory Albrighton Neighbourhood Plan 'light' for development [Site ALB2a in the Neighbourhood Plan].

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to bus routes, Primary Schools and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.

More detailed assessment of landscape sensitivity and capacity increases sensitivity from 'low' to 'medium/low'. The site has good access to town centre services and the railway station. Careful attention to potential impacts on the Conservation Area and protected boundary and free standing trees will be required. There is some community support for development in this location, subject to appropriate access and inclusion of additional open space.

Conclusion

Potential windfall site	Yes
Realistic site	Yes – subject to an acceptable access being achieved.

Recommendation

Preferred option	Yes
If Yes, Key Development	n/a

Issues from Assessment	
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Notes

1. Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.

2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.

Employment Site Assessment Stage 2a

Site Assessment: Stage 2a

Settlement: Albrighton

Site ref: ELR010		Site Name: Land at Kingswood Road & Shaw Lane, Albrighton		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	Eastern point not covered
3a	Site wholly or partly within:			Outdoor sports at St Mary's CofE Primary school
	▪ 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	
▪ an outdoor sports facility	-/0	-		
3b	Site more than 480m from:			Donington Pool Local Nature Reserve part of western edge only
	▪ 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 ²	-	+	
	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	-	Moated site at Humphreston Hall in locality but beyond buffer zone
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Albrighton: Submission

Site ref: ELR010		Site Name: Land at Kingswood Road & Shaw Lane, Albrighton		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	SW section 300m of a Conservation Area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	30 individual TPOs
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within 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 not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 2
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
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	Small part of site adjacent to former town gas production and distribution facility

Employment Site Assessment Stage 2b:

Site Ref: ELR010 (ALB002)	Site Name: Land at Kingswood Road & Shaw Lane, Albrighton
Size (ha)	17
Indicative capacity	Industrial/office
General location	E of Albrighton centre and south of railway
Brownfield or Greenfield	Greenfield, safeguarded land within Green Belt
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	Gently sloping to West
Adjoining land uses and boundary features	Railway and caravan storage to North-East, Primary school and residential adjacent to West and South
Local highway capacity/ constraints	Highway access acceptable Cycle access not currently acceptable, may be achievable if full site was developed Highway access from high street, pedestrian cycle links required to St Marys school and station
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works • Upgrade sewerage network • Assessment of local flood risk • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential (50+ dwellings) • Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites – retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	<p>Site BNAI-139: The site consists of gently sloping arable and pastoral fields forming a gap between the settlement proper to the west and rural linear housing to the east. The railway lies to the north and Kingswood Road and a lane lies to the south. There is significant tree cover which limits views into the site and runs along some intermediate boundaries. The Conservation Area lies to the south west, just abutting one corner of the site.</p> <p>Employment capacity medium/low The site has very limited capacity for employment. There is no capacity on the western fields adjacent to housing or the school due to potential visual and noise impact. Only if the two eastern fields are developed in the long term [after more appropriate sites are developed] might quiet employment development be acceptable along the northern edge abutting the railway and helping to filter noise from the A41.</p> <p>Site BNAI2 – 140: This site is not visible from any sensitive receptors (glimpsed views may be obtainable through the dense vegetation to the rear of the school to the west and from the railway) and is near the lowest point of the group of sites of which it is part. It is very effectively screened from</p>

Site Ref: ELR010 (ALB002)	Site Name: Land at Kingswood Road & Shaw Lane, Albrighton
	view by this combination of landform, dense hedges and treed boundaries. It is part of a parcel of mainly arable fields, cut off from the wider landscape by the railway and A41, and is not accessible by road or footpath. It is unrelated to the settlement, being the most distant of a parcel of mainly arable fields on the eastern edge of the settlement. Employment capacity medium/low The area has no capacity for employment use unless the area to the south is developed in the longer term [after more appropriate sites]. In isolation it is inappropriate as quite a small site in the countryside related only to the transport infrastructure visually but unconnected functionally.
Planning history or designations	SHLAA ALB002 Site is safeguarded land (S3 and S4) adjacent to Green Belt (CS5)
Land ownership, land agreements and delivery statements	Promoted by agent on behalf of landowner Kingswood Road Land Agent: RPS (contact Simon Fitt)
Access to services/employment areas	Good access to town centre services and facilities
Other constraints	Grade 2 agricultural land
General site related benefits	n/a
Transport and Highways related benefits	Could help to improve access and car parking for railway station
Strategic fit	No current employment land availability in Albrighton. BE Group recommend allocation of 2Ha of this site to north, adjacent to railway line and existing commercial uses for uses including: <ul style="list-style-type: none"> • Warehouse/distribution park • General industrial/business area • Established or potential office location • Recycling/environmental industries sites • Incubator /SME cluster site
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area Possible below ground remains of a windmill present in SW part of site - likely to be of local level significance
Biodiversity	Extended survey required for bats and newts; Potential Environmental Network enhancement opportunity Donington Pool Local Nature Reserve part of western edge
Trees	LIMITING TREE & HEDGEROW CONSTRAINTS. Large trees & hedgerows to site boundaries & internally. Potential shading issues. 31 individual TPOs
Environmental Health	n/a
Drainage: Watercourse flooding	Water-course on site

Comments from internal consultees, plus Environment Agency site specific comments	
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and unlikely to be concerns over groundwater pollution.
Countryside	n/a
Environment Agency	n/a

Community consultation response	Widespread support for development on safeguarded land to the East of Albrighton, subject to appropriate access and inclusion of additional POS; Areas subject to flood risk (to the North) should be avoided.
Statutory bodies responses to date	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to bus routes, Primary Schools and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.

More detailed assessment of landscape sensitivity and capacity increases sensitivity from 'low' to 'medium/low'. The site has good access to town centre services and the railway station. Careful attention to potential impacts on the Conservation Area and protected boundary and free standing trees will be required. There is some community support for housing development in this location, subject to appropriate access and inclusion of additional open space.

Conclusion

Potential windfall site	n/a
Realistic site	Yes – a small allocation of this larger area of land could improve local availability within the East spatial zone, and could help to buffer potential visual and noise impacts from the railway and A41 to the north. Employment land development could be delivered as part of the planned development of a larger area, including housing, rather than in isolation in order to manage impacts on adjacent uses and to achieve appropriate access.

Recommendation

Preferred option	No - A small amount of additional employment land may be required in the Albrighton area, but rather than make an allocation at this stage, community views have been sought about whether this should be located in Albrighton or Cosford, given the key constraints of the Green Belt and the limited current availability of land.
If Yes, Key Development Issues from Assessment	n/a