

**Bucknell: Submission****Stage 1 Assessment****Summary Sheet****Settlement: Bucknell**

<b>Site Ref</b>	<b>Site Name</b>	<b>Stage 2</b>	<b>Comments</b>
BUCK001 / ELR079	Land at Coal/Timber Yard	Yes	Mixed use site for housing and employment use with new premises for existing village shop
BUCK002	Riverlea	No	In flood zone, in Shropshire Wildlife Site, planning application submitted.
BUCK003	adj. Redlake Meadow on B4367	Yes	
BUCK004	field opposite junior school	No	In flood zone and not promoted
BUCK005	Grazing in centre of village	No	Not promoted
BUCK006	Land south of Bridgend Lane	No	Not well related to settlement
BUCK007	Land at Hill Farm	No	Not currently actively promoted
BUCK008	Land at The Old Farm	Yes	
BUCK009	Land adjoining Ladywell	Yes	
BUCK010	Land at the Tyndings	No	Not well related to development boundary

## Bucknell: Submission

### Stage 1 Site Assessment: *Bucknell*

Site ref: BUCK001 / ELR079		Site Name: Land at Coal/Timber Yard (extended site)	
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	Planning permission granted Dec 2011 but considered in Stage 2
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 and adjacent to 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	Y	In flood zone
9	Site not currently promoted <sup>1</sup>	N	Site promoted as mixed use housing and employment site with new premises for existing village shop

**Recommendation:** Site progressed to Stage 2

## Bucknell: Submission

### Stage 1 Site Assessment: *Bucknell*

Site ref: BUCK002		Site Name: Riverlea	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.27
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Planning application submitted
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 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	Y	River Redlake Shropshire Wildlife Site
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	Y	In flood zone
9	Site not currently promoted <sup>1</sup>	Y	Site not promoted

**Recommendation:** Site **not** progressed to Stage 2 assessment as in flood zone, in Shropshire Wildlife Site, planning application submitted and not promoted

## Bucknell: Submission

### Stage 1 Site Assessment: *Bucknell*

Site ref: BUCK003		Site Name: adj. Redlake Meadow on B4367	
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 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	Small part of site is within River Redlake Shropshire Wildlife Site but remainder is developable
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	Part of site in flood zone but remainder is developable
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation:** Part of site progressed to Stage 2 assessment

## Bucknell: Submission

### Stage 1 Site Assessment: *Bucknell*

Site ref: BUCK004		Site Name: field opposite junior school	
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 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	Y	In flood zone
9	Site not currently promoted <sup>1</sup>	Y	Site not promoted

**Recommendation:** Site **not** progressed to Stage 2 assessment as in flood zone and not promoted

## Bucknell: Submission

### Stage 1 Site Assessment: *Bucknell*

Site ref: BUCK005		Site Name: Grazing in centre of village	
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	Site within 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	Part of site within River Redlake Shropshire Wildlife Site but remainder developable
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	Part of site adjacent to Scheduled Ancient Monument
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	Part of site in flood zone but remainder developable
9	Site not currently promoted <sup>1</sup>	Y	Site not promoted

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

## Bucknell: Submission

### Stage 1 Site Assessment: *Bucknell*

Site ref: BUCK006		Site Name: Land south of Bridgend Lane	
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	Not well related to settlement
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	Y	Part of site in flood zone but remainder is developable
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation:** Site **not** progressed to Stage 2 assessment as not well related to settlement and existing development boundary

## Bucknell: Submission

### Stage 1 Site Assessment: *Bucknell*

Site ref: BUCK007		Site Name: Land at Hill Farm	
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	Just outside 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	Part of site is a Shropshire Wildlife Site but remainder is developable
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	Small section of site is within Flood zone but remainder is developable
9	Site not currently promoted <sup>1</sup>	N	Site not currently actively promoted

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



## Bucknell: Submission

### Stage 1 Site Assessment: *Bucknell*

Site ref: BUCK008		Site Name: Land at The Old Farm	
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	
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	Section in south of site is within Flood Zone 3 but remainder is developable
9	Site not currently promoted <sup>1</sup>	N	

**Recommendation:** Site progressed to Stage 2 assessment

## Bucknell: Submission

### Stage 1 Site Assessment: *Bucknell*

Site ref: BUCK009		Site Name: Land adjoining Ladywell	
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 settlement edge
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 <sup>1</sup>	N	Site promoted

**Recommendation:** Site progressed to Stage 2 assessment

## Bucknell: Submission

### Stage 1 Site Assessment:

Site ref: BUCK010sd		Site Name: Land at the Tyndings	
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	
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	

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

## **Bucknell: Submission**

### **Note for Stage 1 assessment:**

1. Currently promoted is defined as information submitted through any one of the following mechanisms:
  - i) Predecessor local authority Local Plan Reviews or Local Development Framework preparation and subsequently confirmed to Shropshire Council
  - ii) SAMDev Issues and Options responses
  - iii) SHLAA call for sites and subsequently confirmed to Shropshire Council
  - iv) Shropshire Council's Employment Land Review

**Bucknell: Submission**

**Stage 2a Assessment:**

**Site Assessment: Stage 2a**

**Settlement: Bucknell**

<b>Site ref: BUCK001 / ELR079</b>		<b>Site Name: Land at the Coal/ Timber Yard (extended site)</b>		
	<b>Criteria</b>	<b>SA Score</b>	<b>Assessment</b>	<b>Comments</b>
<b>1</b>	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
<b>2</b>	Primary school within 480m of site boundary	-/+	+	
<b>3a</b>	<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	
<b>3b</b>	<b>Site more than 480m from:</b>			
	▪ 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	-/+	-	
<b>4</b>	Landscape sensitivity high <sup>2</sup>	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
<b>5</b>	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Part of the site falls within 300m of a SAM

## Bucknell: Submission

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"> <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	-	Wholly within Conservation Area buffer zone
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	--	Site wholly within the buffer zones for wildlife sites and ancient woodland.
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	-	+	
	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	-	Grade 1 & 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	+	

## Bucknell: Submission

### Site Assessment: Stage 2a

### Settlement: Bucknell

Site ref: BUCK003		Site Name: adj. Redlake Meadow on B4367		
	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	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	School is 550m away
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>			Small section of site is within 480m of 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	-/+	+	
4	Landscape sensitivity high <sup>2</sup>	-	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	-	Small section of site is within 300m of a Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

## Bucknell: Submission

	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	-	Site within 300m of a Conservation Area
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Site within 500m of Ancient Woodland and within 250m of a Wildlife Site.
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	-	-	SW boundary of site <b>borders</b> flood zone 3 includes less than 2% of site.
	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	-	The north-western half of the site is Grade 2, the remainder 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	



## Bucknell: Submission

### Site Assessment: Stage 2a

### Settlement: Bucknell

Site ref: BUCK008		Site Name: Land at the Old farm		
	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	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
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>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	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	-	Whole site is within 300m of a Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

## Bucknell: Submission

Site ref: BUCK008		Site Name: Land at the Old farm		
	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	-	Site adjoins Conservation Area
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Site within 500m of Ancient Woodland and within 250m of a Wildlife Site.
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	-	0	Approx 0.4ha
	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 on Grade 3 agricultural land
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	

## Bucknell: Submission

### Settlement: Bucknell

Site ref: BUCK009		Site Name: Land adjoining Ladywell		
	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	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
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>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high <sup>2</sup>	-	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	-	Norman Motte Castle Scheduled Ancient Monument within 300m
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	-	Bucknell Conservation Area within 300m

## Bucknell: Submission

Site ref: BUCK009		Site Name: Land adjoining Ladywell		
	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	-	River Redlake Wildlife site within 250m
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	-	+	
	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 split between grade 3 on northern part of site, grade 2 on southern.
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	

## Bucknell: Submission

### Notes for Stage 2a assessment

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

<b>Site designation</b>	<b>Buffer zone</b>	<b>Site designation</b>	<b>Buffer zone</b>
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

## Bucknell: Submission

### Stage 2b Assessments

<b>Site Ref:</b> BUCK001	<b>Site Name:</b> Land at Timber Yard / Station Yard (extended site)
<b>Size (ha)</b>	3.0 hectares
<b>Indicative capacity</b>	50 – 70 dwellings
<b>General location</b>	The site is located on the southern edge of the village adjoining the built form of the settlement and outside the route of the rail line. The site is significant as it lies at the southern entrance along the principal highway of the A4113 / B4367
<b>Brownfield or Greenfield</b>	Brownfield site
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	Not a Mineral Safeguarding Area
<b>Current use</b>	The northern area of the site comprises part of the former railway sidings, now empty and previously used as a coal yard. The southern area is predominantly used as a timber yard which is presently still in operation though a number of buildings are used by other local businesses for varied commercial operations including the village shop, steel fabricators and car repairs.
<b>Topography</b>	The site is essentially flat and low lying within the surrounding countryside elevating to wooded slopes above the site to the south and lying at grade to the north along the route of the Heart of Wales rail line
<b>Adjoining land uses and boundary features</b>	The site is bounded to the east by the B4367 providing the principal frontage to the site and to the north by the Heart of Wales rail line including Bucknell train station, of which the northern area of the site comprises the former station good yard. The other boundaries to the southern Timber Yard provide largely open boundaries giving open aspects into the surrounding countryside.
<b>Local highway capacity/ constraints</b>	Access is not currently acceptable, could be easily achieved based on the potential scale of the development including footway provision
<b>Other critical infrastructure constraints<sup>1</sup></b>	The southern area of the site has minimal services related to the operation of the Timber Yard which is a longstanding historical use. The two elements of the site would require significant infrastructure investment to deliver accessed and serviced sites to support a mixed use redevelopment. The site lies within the River Clun catchment and investment will be required in waste water treatment capacity to protect the Special Area of conservation on the River Clun.
<b>Inherent landscape character<sup>2</sup></b>	No detailed assessment undertaken. Wider LDU is medium.
<b>Planning history or designations</b>	Site is allocated in SSDC Local Plan 2004 and has received consent for a mixed commercial and residential development to include 30 dwellings and the relocation of the existing Timber Yard and other local businesses.
<b>Land ownership, land agreements and delivery statements</b>	The site is promoted by the joint owners The Radnorshire Coal Company and B & J Davies (Bucknell) Ltd represented by agents Andrew Dixon and Co (pand agents) and Kembertons (planning consultant).
<b>Access to services/employment areas</b>	The site is on the southern edge of Bucknell with existing facilities and services readily accessible to the site with employment opportunities and the village shop contained within the site and the

## Bucknell: Submission

	school, village and other facilities located to immediately to the west of the site.
<b>Other constraints</b>	The site is expected to be significantly contaminated due to its previous, long term usage and the site has significant impeded surface drainage causing water to pool on the low lying areas of the site. The eastern boundary forms a largely open frontage to the B4367 partly enclosed by existing poor quality buildings.
<b>General site related benefits</b>	
<b>Transport and Highways related benefits</b>	
<b>Strategic fit</b>	The site offers the opportunity for a brownfield redevelopment in one of the most sustainable and well served locations in the village with ready access to the principal highway and rail communication networks
<b>Other relevant information</b>	

<b>Comments from internal consultees</b>	
<b>Heritage</b>	No Comment
<b>Biodiversity</b>	<p>Bats may be present and the site may contain protected species / habitat due to the extensive age of the site and the undisturbed character around the margins of the site.</p> <p>surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> <li>• Extended Phase 1</li> <li>• Bats</li> <li>• Water Voles</li> <li>• Otter</li> </ul> <p>The site is adjacent to a County Wildlife Site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>An HRA is required as site is 10 km from River Clun SAC and Downton Gorge SAC.</p>
<b>Trees</b>	Trees & hedgerows will be a limiting (moderate) constraint around the southern boundary and through the internal boundary between the two halves of the site.
<b>Public Protection</b>	No comments for this site
<b>Drainage: Watercourse flooding</b>	No significant issues identified
<b>Drainage: Surface water flooding</b>	The site is prone to extensive surface water flooding (up to 75%) due to the compaction and impeded drainage across the site reflecting its heavy and continued historical use
<b>Drainage:</b>	The site is prone to ground water flooding due to the flat nature of the site and its low lying topography within the surrounding landscape.

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<b>Groundwater flooding</b>	
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and is not in any SPZ.
<b>Countryside</b>	No comments for this site
<b>Environment Agency</b>	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

<b>Community consultation response</b>	<p>At the Issues and Options stage Parish Council and community support was expressed for new development in Bucknell to maintain services and to enhance housing for families, encourage young people to stay and promote work opportunities and therefore support for limited amount of new housing development.</p> <p>From the responses received at Issues and Options stage there was some specific support for this site to be redeveloped before allocating any additional greenfield land for development in the village.</p> <p>At the Preferred Options stage, the Parish Council and community expressed clear and strong views for the allocation of BUCK001 stating that:</p> <ul style="list-style-type: none"> <li>• the preferred form of development should be to deliver the committed redevelopment of the brownfield Timber Yard / Station Yard (which required a larger capacity development to ensue its viability);</li> <li>• the impacts of additional greenfield development may affect the character of the village and the existing infrastructure networks and their capacity needed further consideration</li> <li>• the preferred site at BUCK003 was constrained by its countryside setting and protected wildlife site and could indicate the direction for the long term growth of the village.</li> </ul> <p>At the Revised Preferred Option, site BUCK001 was allocated as the preferred housing site to deliver an enhanced redevelopment scheme providing a viable mixed use redevelopment of the combined Timber Yard / Station Yard.</p>
<b>Statutory bodies responses to date</b>	None

## Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and the primary school, flood risk and previous land use. It is negative for access to all five amenities and facilities, proximity to a Scheduled Ancient Monument, a Conservation Area, a Wildlife Site and Ancient Woodland and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor

In the local context, BUCK001 is close to facilities and service within the village and lies outside the conservation area and unlikely to have significant impact on the Scheduled



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Ancient Monument and the Ancient Woodland. The site lies outside the significant flood zones so, is not a constraint to development on the site. There is considerable support in the community for this site to be redeveloped to provide for the full range of development needs in the village for open market and affordable housing, employment and services.

The stage 2b assessment advocates the developability of BUCK001 and the assessment needs to be taken into consideration along with the sustainability / sequential preference between the other realistic sites in the village (i.e. BUCK003, BUCK008 and BUCK009). This comparative assessment needs to address the question as to whether the early preference for BUCK003 as the housing allocation was justified and the conclusion from further analysis is that this was not a justified preference. The assessment of BUCK001 as an alternative site preference needs to be taken into consideration the views of the Parish Council and community which have consistently advocated that BUCK001 is the more sustainable / sequentially preferable choice of site offering a committed mixed use redevelopment which could be enhanced to ensure a viable scheme that would meet the needs of the community offering much needed housing development , employment opportunities and new premises with continuing management for the existing village shop.. The comparative assessment of the proposed realistic sites and the views expressed by the Parish Council and community would endorse the allocation of an extended BUCK001 site to facilitate this redevelopment proposal.

### Conclusion

<b>Potential windfall site</b>	No – large brownfield site capable of delivering a significant scale of development outside current development boundary
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	Yes
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## Bucknell: Submission

<b>Site Ref:</b> BUCK003	<b>Site Name:</b> adj. Redlake Meadow on B4367
<b>Size (ha)</b>	2.0
<b>Indicative capacity</b>	58.76
<b>General location</b>	Adjacent to existing residential development (Redlake Meadow) on eastern edge of Bucknell, to south of B4367
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	The site is within a Mineral Safeguarding Area
<b>Current use</b>	Agricultural. Grazing/pasture
<b>Topography</b>	Flat land with slight fall north to south from main road to River Redlake.
<b>Adjoining land uses and boundary features</b>	To east site is bounded by existing residential area, to west by further agricultural land extending into countryside. The main road forms the northern boundary. Adjacent to the north is some further estate development and a single property. To the south is the River Redlake.
<b>Local highway capacity/ constraints</b>	Access is acceptable Cycle Access is acceptable
<b>Other critical infrastructure constraints<sup>1</sup></b>	None
<b>Inherent landscape character <sup>2</sup></b>	<p><b>Landscape sensitivity</b> medium The area is a low lying pasture on the valley floor adjacent to a river corridor with associated riparian vegetation. It has low-cut hedges on most boundaries with well vegetated housing estate to the south west and a tree nursery lying to the north east which helps screen views of the area from views further north. The B4367 runs on its north west boundary and also forms the boundary of the AONB which is on rising ground. Overall the area is fairly well enclosed on a less sensitive side of the village.</p> <p><b>Housing capacity</b> high/medium The area has capacity for housing providing it avoids and enhances the wildlife corridor to the south east and presents a positive boundary to the settlement to the north west and north east with native tree planting and a hierarchy of building form.</p>
<b>Planning history or designations</b>	Site not allocated in SSDC Local Plan 2004 but considered suitable as potential exceptions site for affordable housing.
<b>Land ownership, land agreements and delivery statements</b>	Promoted by agents McCartneys on behalf of land owner
<b>Access to services/employment areas</b>	Although the site is on the eastern edge of Bucknell existing facilities and services are easily accessible. Although school is slightly further away still remains easily accessible. Potential employment opportunities accessible at Timber Yard site south of railway.

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<b>Other constraints</b>	Although the site adjoins the existing residential development at Redlake Meadow there is no apparent means of access from the existing residential area. Development of this land would form a separate residential area to the east of the settlement accessed only from the B4367.
<b>General site related benefits</b>	Opportunity to enhance the wildlife corridor/ County Wildlife Site along River Redlake and contribute to improvement of Shropshire Environmental Network. The site adjoins and is visible to views from the countryside landscape but is situated outside the Area of Outstanding Natural Beauty and is separated from this sensitive landscape by the built form of the town.
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Greenfield site, well related to existing development, in 'Hub' settlement with facilities.
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments received
<b>Biodiversity</b>	<p>There are no known protected species on the site but the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> <li>• Extended Phase 1</li> <li>• Bats</li> <li>• Water Voles</li> <li>• Otter</li> </ul> <p>The site is adjacent to a County Wildlife Site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>An HRA is required as site is 10 km from River Clun SAC and Downton Gorge SAC.</p>
<b>Trees</b>	Trees & hedgerows will be a minor constraint. Mature woodland adjacent to the SE boundary & good quality boundary hedgerows
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	A watercourse runs along the western boundary of the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. The issue will be needed to be addressed at either the planning brief or planning application stage. No flooding of this watercourse has been recorded and no flood events have been reported to the Flood Forum. A minor part of the site (2.04%) is in Flood Zone 3a
<b>Drainage: Surface water flooding</b>	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).

## Bucknell: Submission

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Drainage: Groundwater flooding</b>	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and is not in any SPZ.
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, there is an unmapped small watercourse on boundary of site, no associated mapping.

<b>Community consultation response</b>	<p>At the Issues and Options stage Parish Council and community support was expressed for new development in Bucknell to maintain services and would want to enhance housing for families, encourage young people to stay and promote work opportunities and therefore support for limited amount of new housing development. From the responses received at Issues and Options stage there was some specific support for this site to be developed although concern was expressed at the suggested capacity of the site (at 40 dwelling). The community also advocated the redevelopment of existing brownfield sites before allocating any additional greenfield land for development in the village.</p> <p>At the Preferred Options stage, the Parish Council and community expressed clear and strong views against the allocation of BUCK003 stating that:</p> <ul style="list-style-type: none"> <li>• the preferred form of development should be to deliver the committed redevelopment of the brownfield Timber Yard / Station Yard (which required a larger capacity development to ensue its viability);</li> <li>• the impacts of additional greenfield development on the character of the village and the existing infrastructure networks and their capacity needed further consideration</li> <li>• the site was constrained by its countryside setting and protected wildlife site and could indicate the direction for the long term growth of the village.</li> </ul> <p>At the Revised Preferred Option, site BUCK003 was removed as the preferred housing site in favour of an enhanced development scheme to deliver a viable mixed use redevelopment of BUCK001 which is an existing brownfield site comprising the combined Timber Yard / Station Yard.</p>
<b>Statutory bodies responses to date</b>	None

### Site Assessment Summary

The Stage 2a assessment is positive for access to bus transport and a children's play area. It is negative for access to the primary school, two out of the five amenities and facilities, proximity to; a Scheduled Ancient Monument; a Conservation Area; an area of Ancient

## Bucknell: Submission

Woodland and a Wildlife Site, and agricultural land quality. All other criteria are neutral. The site does form a natural extension to the village and is well related to existing residential development on eastern edge of Bucknell but the Sustainability Assessment of the site is poor. The overall sustainability of the site is thus judged to be poor. However access to the Primary School is only marginally negative whilst the ancient woodland is separated from the site by the River Redlake and railway so any further impact may be limited.

In the local context, BUCK003 is close to facilities and services within the village and lies outside the conservation area and unlikely to have significant impact on the Scheduled Ancient Monument and the Ancient Woodland. Although a minor part (2%) of the site is in flood zone 3 this is not a constraint to development on the site and this area of the site will act as an opportunity to enhance the existing wildlife corridor as part of the Shropshire Environmental Network. There is some support in the community for this site to be developed and that a buffer zone should be established between the existing properties on Redlake Meadow.

The stage 2b assessment does not in itself adversely question the developability of BUCK003 but the assessment needs to be taken into consideration along with the sustainability / sequential preference between the other realistic sites in the village (i.e. BUCK001, BUCK008 and BUCK009). This comparative assessment needs to address the question as to whether the early preference for BUCK003 as the housing allocation was justified and the conclusion from further analysis is that this was not a justified preference. The assessment of BUCK003 also needs to be taken into consideration with the views of the Parish Council and community which have consistently advocated that the more sustainable / sequentially preferable choice of site should be to deliver the committed mixed use development on BUCK001. The comparative assessment of the proposed realistic sites and the views expressed by the Parish Council and community would endorse the allocation of an extended BUCK001 site which would facilitate a more viable redevelopment proposal delivering not only much needed housing development but also employment opportunities and new premises and continuing management for the existing village shop.

### Conclusion

<b>Potential windfall site</b>	No – large greenfield site outside current development boundary
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No
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## Bucknell: Submission

<b>Site Ref:</b> BUCK008	<b>Site Name:</b> Land at the Old Farm
<b>Size (ha)</b>	2.1ha
<b>Indicative capacity</b>	63
<b>General location</b>	Site located in centre of village to east of The Old Farm and west of B4367.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	The site is within a Mineral Safeguarding Area
<b>Current use</b>	The site appears to be in mixed use comprising amenity space with some informal/formal recreation use and agricultural use as grazing land.
<b>Topography</b>	The site is an open area comprising largely flat land with slight rise to the north.
<b>Adjoining land uses and boundary features</b>	The site is largely surrounded by residential properties particularly to the north, east and south. To the west is a further agricultural field and buildings of The Old Farm. Well established hedgerows separating residential gardens from the site. Also long hedgerow with some gaps and cluster of mature trees separating site from Old Farm
<b>Local highway capacity/ constraints</b>	Access not currently acceptable, however could be easily achievable as part of new development with frontage to the B4367 (east) and Dog kennel Lane (north).
<b>Other critical infrastructure constraints<sup>1</sup></b>	A significant element (approx 0.41ha)of the southern part of the site is in Flood Zone 3.
<b>Inherent landscape character<sup>2</sup></b>	No detailed assessment undertaken because within development boundary. Wider LDU is medium.
<b>Planning history or designations</b>	Not allocated for housing in SSDC Local Plan 2004 but was identified under saved policy S11 as Retention of Open Spaces
<b>Land ownership, land agreements and delivery statements</b>	Land promoted by Dilwyns Solicitors on behalf of owner
<b>Access to services/employment areas</b>	Very central location – access to all facilities and services .
<b>Other constraints</b>	The site is crossed by a Public Right of Way. Proximity to Scheduled Ancient Monument.
<b>General site related benefits</b>	The site is contained with the built form of the town and separated from the sensitive land scape of the Area of Outstanding Natural Beauty.
<b>Transport and Highways related benefits</b>	N/a
<b>Strategic fit</b>	Greenfield site, within development boundary in centre of settlement .in 'Hub' settlement with facilities. Although meeting the strategic criteria the site is clearly a valued area of open space, recognised and protected in the saved Local Plan Policy and which provides a distinctive open character and setting to the centre of Bucknell.

## Bucknell: Submission

<b>Other relevant information</b>	
<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Possible setting issues for Scheduled Ancient Monument and Conservation Area
<b>Biodiversity</b>	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Water voles</li> <li>▪ Reptiles</li> <li>▪ Otter</li> </ul> <p>The site is adjacent to County Wildlife Site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>The site is within 10km of River Clun SAC and Downton SAC, refer to HRA report.</p>
<b>Trees</b>	No significant tree or hedgerow constraints
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	Possibly a watercourse runs through the north of the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported to the Flood Forum. Part of the southern end of the site is in Flood Zone 3.
<b>Drainage: Surface water flooding</b>	Part of the south of the site is susceptible to surface water flooding
<b>Drainage: Groundwater flooding</b>	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	No comments received
<b>Community consultation response</b>	At the Issues and Options stage Parish Council and community support was expressed for new development in Bucknell to maintain services and would want to enhance housing for families, encourage young people to stay and promote work opportunities and therefore support for limited amount of new housing development. However there is strong community

## Bucknell: Submission

	support that this site should remain as open space for its amenity value and its importance to the character and setting of the village.
<b>Statutory bodies responses to date</b>	None

### Site Assessment Summary

The Stage 2a assessment is positive for access to bus transport the primary school, and a children's play area. It is negative for access to two out of the five amenities and facilities, proximity to; a Scheduled Ancient Monument; a Conservation Area; an area of Ancient Woodland and a Wildlife Site, and agricultural land quality. 20% of the site is within flood zone 3. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor. However the ancient woodland is separated from the site by other development, the River Redlake and railway so any further impact is likely to be minimal.

The site is a valuable area of open space within Bucknell and it performs a significant role in terms of amenity use and in providing the unique character and setting of Bucknell. The site could have potential negative impacts on the Scheduled Ancient Monument, it adjoins the conservation area and a significant proportion lies within flood zone 3. There is also significant community support from residents and the Parish Council at the Issues and Options stage in terms of the value the community attach to it both for amenity use and as providing the intrinsic and unique character of the settlement.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	No

### Recommendation

<b>Preferred option</b>	No
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## Bucknell: Submission

<b>Site Ref:</b> BUCK009	<b>Site Name:</b> Land adjoining Ladywell
<b>Size (ha)</b>	1.19ha
<b>Indicative capacity</b>	35.7
<b>General location</b>	Site wraps around to the north and east of the Ladywell development. The northern part of the site adjoins Dog Kennel lane whilst the part of the site to the east adjoins the B4367
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	The site is within a Mineral Safeguarding Area
<b>Current use</b>	Agricultural. Grazing/pasture
<b>Topography</b>	The site occupies an elevated position above Bucknell and rises in some places quite significantly to the north-east.
<b>Adjoining land uses and boundary features</b>	The site is located in the south-west corner of a wider area of agricultural use (predominantly grazing/pasture). The south western boundary adjoins existing residential development at Ladywell and larger individual properties.
<b>Local highway capacity/ constraints</b>	Access not currently acceptable, however could or would be easily achievable as part of new development.
<b>Other critical infrastructure constraints<sup>1</sup></b>	None
<b>Inherent landscape character<sup>2</sup></b>	No detailed assessment undertaken. Wider LDU is medium. In AONB.
<b>Planning history or designations</b>	Not allocated in South Shropshire Local Plan 2004. Identified under saved policy E1 Landscape Conservation, reflecting location within the AONB.
<b>Land ownership, land agreements and delivery statements</b>	Site promoted by owner.
<b>Access to services/employment areas</b>	Although the site is on the eastern edge of Bucknell existing facilities and services are accessible. Although school is slightly further away still remains easily accessible. Potential employment opportunities accessible at Timber Yard site south of railway.
<b>Other constraints</b>	Not known
<b>General site related benefits</b>	The site adjoins and is visible to views from the countryside landscape but is situated outside the Area of Outstanding Natural Beauty and is separated from this sensitive landscape by the built form of the town.
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	Greenfield site, well related to existing development, in 'Hub' settlement with facilities but within AONB.
<b>Other relevant information</b>	n/a
<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments received

## Bucknell: Submission

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Biodiversity</b>	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Great Crested Newts</li> <li>▪ Reptiles</li> </ul> <p>The site is not in, adjacent to or within a buffer zone of a designated site.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 10km of River Clun SAC and Downton SAC, refer to HRA report.</p>
<b>Trees</b>	Trees and hedgerows are a minor constraint - boundary hedgerows and single mature tree within site.
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
<b>Drainage: Surface water flooding</b>	No part of the site is susceptible to surface water flooding
<b>Drainage: Groundwater flooding</b>	There is a medium risk of groundwater flooding (between 25 and 50% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	No comments received
<b>Community consultation response</b>	At the Issues and Options stage Parish Council and community support was expressed for new development in Bucknell to maintain services and would want to enhance housing for families, encourage young people to stay and promote work opportunities and therefore support for limited amount of new housing development. However this site was promoted following the Issues and Options stage so any specific community views have not been established.
<b>Statutory bodies responses to date</b>	None

## Site Assessment Summary

## Bucknell: Submission

The Stage 2a assessment is positive for access to bus transport and a children's play area. It is negative for access to the primary school, two out of the five amenities and facilities, proximity to; a Scheduled Ancient Monument; a Conservation Area; a Wildlife Site, and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be poor. However access to the Primary School is only marginally negative.

Site lies within AONB and would occupy a prominent position overlooking Bucknell and impacting on views into the AONB from the village. The Ladywell development does not set a precedent for further development of Bucknell in this direction as it was an exception site that delivered affordable housing.

### Conclusion

<b>Potential windfall site</b>	No – Large greenfield site outside current development boundary
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No
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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.