

**Chirbury: Submission**

**Stage 1 Assessment**

**Summary Sheet**

**Settlement: Chirbury**

<b>Site Ref</b>	<b>Site Name</b>	<b>Stage 2</b>	<b>Comments</b>
CHIR001	Land to rear of Horseshoe Road/Camlad Cottages	Yes	
CHIR002	Land between Orchard House and Crofton	Yes	

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### Notes for the detailed site assessment sheets

#### Stage 1 assessment sheets: Note 1

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
  - ii) SAMDev Issues and Options responses
  - iii) SHLAA call for sites
  - iv) Shropshire Council's Employment Land Review

#### Stage 2a assessment sheets: Notes 1-5

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

#### Stage 2b assessment sheets: Notes 1 and 2

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.

**Chirbury: Submission****Stage 1 Site Assessment:**

<b>Site ref: CHIR001</b>		<b>Site name: Land to rear of Horseshoe Road/Camlad Cottages</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
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	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

<b>Recommendation:</b> Site progressed to Stage 2 assessment
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**Stage 1 Site Assessment:**

<b>Site ref: CHIR002</b>		<b>Site Name: Land between Orchard House and Crofton</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has	N	

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	been granted but not yet implemented		
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	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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

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**Site Assessment: Stage 2a**

**Settlement: Chirbury**

Site ref: CHIR001		Site Name: Land to rear of Horseshoe Road/Camlad Cottages		
	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	-/+	0	
	▪ an area of natural and semi-natural open space	-/+	0	
	▪ an amenity green-space	-/+	0	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	0	
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	-	Dovecote at Chirbury Farm
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	-	

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Site ref: CHIR001		Site Name: Land to rear of Horseshoe Road/Camlad Cottages		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	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 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	

## Chirbury: Submission

Site Assessment: Stage 2a

Settlement: Chirbury

Site ref: CHIR002		Site Name: Land between Orchard House and Crofton		
	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	-/+	+	
	▪ 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	-	Dovecote at Chirbury Farm
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	

## Chirbury: Submission

Site ref: CHIR002		Site Name: Land between Orchard House and Crofton		
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	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 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	



**Chirbury: Submission**  
**Housing Site Assessments: Stage 2b**

<b>Site Ref: CHIR001</b>	<b>Land to rear of Horseshoe Road/Camlad Cottages</b>
<b>Size (ha)</b>	1.38ha
<b>Indicative capacity</b>	41 dwellings
<b>General location</b>	Land to south-east of village, adjoining Horseshoe road and Camlad Cottages. Frontage onto A490.
<b>Brownfield or Greenfield</b>	Greenfield.
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	The site is not within a Mineral Safeguarding Area
<b>Current use</b>	Agricultural, grazing/pasture
<b>Topography</b>	The site slopes upwards from the edge of the existing development to the south and east.
<b>Adjoining land uses and boundary features</b>	Bounded on north-west edge by existing residential developments of Horseshoe Road and Camlad Cottages and existing farm buildings. Boundary hedgerows are in good condition, some remnant hedgerow trees across the site. Agricultural land to north and east.
<b>Local highway capacity/ constraints</b>	Vehicular access is acceptable. Cycle access is not currently acceptable, but would be easily achievable based on the development scale.
<b>Other critical infrastructure constraints<sup>1</sup></b>	Improvements to sewage system Pedestrian access
<b>Inherent landscape character<sup>2</sup></b>	<p>The site comprises two sites assessed in the South Shropshire Landscape Sensitivity and Capacity Mapping Report - SSCh2 - 102 and SSCh3 – 102. The <b>landscape sensitivity is described as medium</b> and the report states that <i>'this pasture on rising land south of the village is bounded by low hedgerows with trees to the north east. It lies on the main southern approaches to the village with recent estate housing to the north-west. The site forms the local skyline for adjacent dwellings.'</i></p> <p>The <b>capacity for housing is assessed as medium-low</b> as the site is <i>'on a less sensitive side of this attractive village, although this would have to be implemented carefully due to the rising nature of the land.'</i></p>
<b>Planning history or designations</b>	Reserve site in draft SSDC Plans c. 2003. Village Design Statement – acknowledges site SSDC Local Plan Inspectors Report 2004 does not consider that the settlement could support further development.
<b>Land ownership, land agreements and delivery statements</b>	Powis Estate
<b>Access to services/employment areas</b>	All the village services (shop, PO, school and nursery, pub) are within walking distance of the site.
<b>Other constraints</b>	None known
<b>General site related benefits</b>	The extended site provides opportunities to reuse historic buildings and re-locate the current grain dryer (which generates agricultural traffic and noise) to another farm in the area.
<b>Transport and Highways related benefits</b>	None known
<b>Strategic fit</b>	Site well related to existing development.

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Site Ref: CHIR001		Land to rear of Horseshoe Road/Camlad Cottages
<b>Other relevant information</b>	The site boundary was extended to the west after the Preferred Options consultation. Liaison with the site promoter confirmed that access would be from the A490, not via Horseshoe Close and that the layout of new development would include a green buffer to existing properties. Development would take place in at least two phases.	

Comments from internal consultees, plus Environment Agency site specific comments	
<b>Heritage</b>	No further comments.
<b>Biodiversity</b>	<p>A Habitats Regulations Assessment (HRA) is required as the site is 7 km from both the following:</p> <ul style="list-style-type: none"> <li>• Stiperstones and Hollies SAC</li> <li>• Marton Pool</li> <li>• Montgomery Canal SAC</li> </ul> <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>• Bats</li> <li>• Great Crested Newts</li> <li>• Otters</li> </ul> <p>The site is not in, adjacent to or within a buffer zone of a designated site but it 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>
<b>Trees</b>	Trees & hedgerows will be a minor constraint to development. Mature boundary trees and hedgerows should be retained.
<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. 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 low to medium risk of groundwater flooding (25% to 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>	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

Site Ref: CHIR001		Land to rear of Horseshoe Road/Camlad Cottages
<b>Community consultation response</b>	<p><i>Issues and Options</i></p> <p>Chirbury and Brompton Parish Council expressed support for new housing for local families to help sustain the school and other facilities. Chirbury was thus proposed as a Community Hub with a growth target of 30 houses</p> <p><i>Preferred Options</i></p> <p>The site was included in the Preferred Options consultation as the only allocated site within a proposed Community Hub of Chirbury. This was supported.</p>	

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<b>Statutory bodies responses to date</b>	None specific to this site.
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### Site Assessment Summary

The site is south and east of the village centre, along the Priest Weston road. It comprises the field running along the back of Horseshoe Close and includes the agricultural buildings along the road frontage.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument (Dovecote at Chirbury Farm) as well as a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment shows that a Habitats Regulations Assessment will be needed to determine any impact on the Stiperstones and Hollies, Marton Pool and the Montgomery Canal SACs and that the site has medium landscape sensitivity and a medium to low capacity for housing.

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>Yes.</b> Of the two sites promoted in the village, this is the least sensitive in landscape terms and the only one which could accommodate the growth target for this Community Hub.

### Recommendation

<b>Allocated in Final Plan</b>	<b>Yes.</b> The site could be developed providing: <ul style="list-style-type: none"> <li>• Access is from the A490</li> <li>• Development is in at least 2 phases</li> <li>• An area of open space to act as a buffer to the existing properties on Horseshoe Road is provided</li> </ul>
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## Chirbury: Submission

Site Ref: CHIR002	Land between Orchard House and Crofton
Size (ha)	0.25ha
Indicative capacity	7
General location	Land to the north of the village, to east and fronting B4386
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not within a Mineral Safeguarding Area
Current use	Agricultural. Grazing/pasture
Topography	Flat site.
Adjoining land uses and boundary features	Part of larger field used for grazing/pasture. Residential (large detached houses) Orchard House to south and Crofton to north. Mature hedgerows as boundaries to Orchard House, Crofton and B4386.
Local highway capacity/ constraints	Vehicular access is not currently acceptable but may be achievable if the full site was developed.
Other critical infrastructure constraints <sup>1</sup>	Improvements to sewage system Pedestrian access
Inherent landscape character <sup>2</sup>	<p>The site was assessed in the South Shropshire Landscape Sensitivity and Capacity Mapping Report and comprises SSCh1 - 103. The Report states that the <b>Landscape sensitivity is high –medium</b> and describes the sites as being <i>‘Adjacent to Chirbury Hall, dovecote and associated farm complex. Many buildings are listed and form part of the village conservation area. The field is bounded by low hedges and views are just possible over these towards the large red brick dovecote. This side of the village is less sensitive than the north and west.’</i></p> <p>The <b>housing capacity is medium –low</b> and the Report states that <i>‘The area has limited capacity to housing due to its adjacency to Chirbury Hall and the short range views possible to the dovecote which would be lost through development.’</i></p>
Planning history or designations	Village Design Statement – acknowledges site
Land ownership, land agreements and delivery statements	Powis Estate
Access to services/employment areas	All the village services (shop, PO, school and nursery, pub) are within walking distance of the site.
Other constraints	None known
General site related benefits	None known
Transport and Highways related benefits	None known
Strategic fit	As an allocation this site would not make a significant contribution to meeting the housing requirement for the village therefore the site’s strategic contribution is minimal.
Other relevant information	None known

## Chirbury: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	<p>A Habitats Regulations Assessment (HRA) is required as the site is 7 km from both the following:</p> <ul style="list-style-type: none"> <li>• Stiperstones and Hollies SAC</li> <li>• Marton Pool</li> <li>• Montgomery Canal SAC</li> </ul> <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>• Bats</li> <li>• Great Crested Newts</li> <li>• Otters</li> </ul> <p>The site is not in, adjacent to or within a buffer zone of a designated site but it 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>
<b>Trees</b>	There are no significant tree or hedgerow constraints
<b>Environmental Health</b>	No comments
<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 by a member of the public. 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 low to medium risk of groundwater flooding (25% to 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

Site Ref: CHIR002		Land between Orchard House and Crofton
<b>Community consultation response</b>	<i>Issues and Options</i> Chirbury and Brompton Parish Council expressed support for new housing for local families to help sustain the school and other facilities. Chirbury was thus proposed as a Community Hub with a growth target of 30 houses.	
<b>Statutory bodies responses to date</b>	None specific to this site.	

### Site Assessment Summary

The site is to the north of the village, next to Chirbury Hall and fronting the B4386.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument (Dovecote at Chirbury Farm) as well as a Conservation Area and agricultural land quality. All other criteria are neutral. The overall sustainability of the site is thus judged to be fair.

### **Chirbury: Submission**

The Stage 2b assessment shows that a Habitats Regulations Assessment will be needed to determine any impact on the Stiperstones and Hollies, Marton Pool and the Montgomery Canal SACs and that the site has high to medium landscape sensitivity and a medium to low capacity for housing. Its small size means that it could only accommodate around 7 houses.

#### **Conclusion**

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>No.</b> Of the two sites promoted in the village, this is the most sensitive in landscape terms. It is also much smaller and would make a minimal contribution to meeting the growth target for this Community Hub.

#### **Recommendation**

<b>Allocated in Final Plan</b>	<b>No.</b>
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