

Bridgnorth: Submission

Stage 1 Assessment:

Summary Sheet

Housing Assessments: Bridgnorth

Site Ref	Site Name	Stage 2	Comments
BRID001 (ELR012)	Bridgnorth Livestock Market	Yes	Combined with sites 020a, 020b and ELR012 as mixed use site
BRID002 (ELR073)	Stanmore Industrial Estate	No	Existing employment site protected for employment use.
BRID003	Land at Racecourse Farm	No	Site is too small
BRID004	Wenlock Road	Yes	Combined with sites 020a, 020b and ELR012 as mixed use site
BRID005	Land off Church Road	Yes	
BRID006	Between bypass and Wenlock Road	No	Site has planning permission for housing
BRID007	Bridgnorth College, Stourbridge Road	Yes	
BRID008	Kings Loade	No	Site has been developed
BRID009	Dirilot and Winchester Houses, Wenlock Road	No	Site has planning permission for housing
BRID011	Land at Bridgnorth	No	Not well related to the development boundary, contains part of a Shropshire Wildlife Site and is not promoted
BRID012 (ELR013)	Land at Bridgnorth	No	Not promoted
BRID013	Land adj to Bridgnorth College	Yes	
BRID014/09	Land to the north of Oldbury Church	Yes	
BRID015/09 (ELR014)	Land at Cantern Brook adjoining Stanley Lane Industrial estate	Yes	
BRID016/09	Land to the rear of Severn Valley Railway	Yes	
BRID017/09	Land to the east of Ludlow roundabout on A458	Yes	
BRID018/09	Conduit Farm, between Ludlow Road and bypass	Yes	
BRID019/09	Land off Stourbridge Road, East of Faraday Drive	No	Site lies wholly in the Green Belt
BRID020A/09	Land south of Wenlock Road	Yes	Combined with sites 004. 020b and ELR012 as mixed use site

Bridgnorth: Submission

BRID020B/09	Land north of Wenlock Road	Yes	Combined with sites 004. 020a and ELR012 as mixed use site
BRID021/09	Land at The Hobbins	No	Site lies wholly in the Green Belt
BRID022/10	Black Horse Car Park	No	Site is under 0.2ha threshold and a third of the site is undevelopable as it is in Flood Zone 3.
BRID023/10	Land west of Hook Farm Cottages	Yes	
BRID024	Land to the rear of The Croft	No	Site lies wholly within the Green Belt
BRID025	Land at Fairview, Oldbury	Yes	
BRID026	Land adjacent to Institute, Oldbury	Yes	
BRID027	Land adjacent to Eversley, Oldbury	Yes	
BRID028sd	Land adj B4363 Oldbury Road and Pan Pudding Hill	Yes	Northern part of site within Pan Pudding Site Scheduled Ancient Monument but remainder is capable of development
BRID029sd	Land adj B4363 Oldbury Road and Pan Pudding Hill		Site in sensitive location not well related to development boundary
BRID030sd	Land adj B4363 Oldbury Road and Pan Pudding Hill		Site in sensitive location not well related to development boundary
BRID031sd	Land adj B4363 Oldbury Road and Pan Pudding Hill		Site in sensitive location not well related to development boundary
BRID032sd	Land adj B4363 Oldbury Road and Pan Pudding Hill		Site in sensitive location not well related to development boundary
W039	Land at Old Worcester Road, Bridgnorth1	Yes	The assessment criteria under Stage 1 were inappropriate for waste sites, but sustainability appraisal has been completed using same approach as that applied to potential sites for other uses such as housing (Stage 2a). More detailed assessment has also been completed using the same approach as that applied to potential sites for other uses under Stage 2b. The assessment sheets for these stages for all the sites which were specifically promoted for waste management use is provided below. Similar supporting information is available for employment sites which may have potential for recycling and environmental industry uses.

Bridgnorth: Submission

Employment Assessments: Bridgnorth

Site Ref	Site Name	Stage 2	Comments
ELR011	Land south of A458, opposite Wenlock Road	Yes	
ELR012	Bridgnorth Livestock Market	Yes	See BRID001 - combined with sites 004, 020a and 020b as mixed use site
ELR013	Land at Bridgnorth	No	Not promoted – see BRID012
ELR014	Land at Canern Brook adjoining Stanley Lane Industrial Estate	Yes	See BRID015/09
ELR015	North of Stanmore Industrial Estate, Brook Lane	Yes	

Housing and Mixed Use Sites

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID001 / ELR012		Site Name: Bridgnorth Livestock Market	
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	Site currently used for livestock market.
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	Adjoins existing development boundary and is an existing employment 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	N	

Bridgnorth: Submission

	Important Geological Site such that the remainder of the site is unlikely to be 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	
9	Site not currently promoted	N	Site promoted

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

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID002		Site Name: Stanmore Industrial Estate	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	22.6ha
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Existing employment use. Site has been allocated for industrial use. There is a recent change of use to gymnasium, creche and childrens play barn
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 is not close to any development boundary. Forms part of Employment Land Review so considered suitable for employment use. Northern part of the site is within Green Belt
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 this existing employment site protected for employment use

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID003		Site Name: Land at Racecourse Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site too small at 0.08ha
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	Site promoted

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

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID004		Site Name: Wenlock Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	1.68ha
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 adjoins existing development boundary and identified in the Employment Land Review as a potential employment site. Could form part of a mixed use scheme with sites 20a, 20b and ELR011
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 as part of a mixed use scheme with sites 20a, 20b and ELR011.

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID005		Site Name: Land off Church Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.24ha
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	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment.

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID006		Site Name: Between bypass and Wenlock Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	10.5ha
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Site was allocated in Bridgnorth Local Plan and is currently being developed for housing.
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	N	Site promoted

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

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID007		Site Name: Bridgnorth College, Stourbridge Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	2.06ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Site is allocated in Bridgnorth Local Plan and has permission for 50 dwellings and conversion. Construction has not started.
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	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment.

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID008		Site Name: Kings Loade	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site is exactly 0.2ha
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Site has permission for 45 elderly person flats and has been completed.
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	N	Site has been developed

Recommendation: Site **not** progressed to Stage 2 assessment as it has been developed

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID009		Site Name: Dirlot and Winchester Houses, Wenlock Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.30ha
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Site has permission for erection of five detached two storey dwellings and construction of new access road following demolition of existing dwellings (5beds).
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	N	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it has planning permission

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID011		Site Name: Land at Bridgnorth	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	118.3ha
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	Outside existing development boundary and separated from existing development by the A458 bypass.
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	Part of the south east corner includes a 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	N	
9	Site not currently promoted	Y	Site not promoted.

Recommendation: Site **not** progressed to Stage 2 assessment as it is not well related to the development boundary, contains part of a Shropshire Wildlife Site and is not promoted

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID012 / ELR013		Site Name: Land at Bridgnorth	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	52.9ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Part of site is the livestock market.
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 is identified in Employment Land Review as a potential employment 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	Site adjoins the Woodland Trust Site – Trinity Wood.
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.

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID013		Site Name: Land adj to Bridgnorth College	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	1.7ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Is allocated in Bridgnorth Local Plan as an area of minimum change.
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	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment..

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID014/09		Site Name: Land to the north of Oldbury Church	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	2.6ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Forms part of larger site of BRID011.
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	Separated from existing development by the A458 bypass.
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.*

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID015/09 / ELR014		Site Name: Land at Cantern Brook	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	2.7ha
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 adjoins current development boundary. Site is identified in Employment Land Review and its location next to an existing industrial site may mean it is suitable 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	?	Lower half of site is in Zones 3a and 3b.
9	Site not currently promoted	N	Site promoted

Recommendation: *Site progressed to Stage 2 assessment.*

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID016/09		Site Name: Land to the rear of Severn Valley Railway	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	1.0ha
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 adjoins existing 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.*

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID017/09		Site Name: Land to the east of Ludlow roundabout on A458	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	3.1ha
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 is separated from existing development boundary by the A458 bypass. It has been included as part of site BRID011 which is a broad location.
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.*

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID018/09		Site Name: Conduit Farm, between Ludlow Road and bypass	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	6.3ha
2	Site developed, or under construction or permission has been granted but not yet implemented	?	Part of the site is a farmhouse and related farm buildings.
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 is separated from existing development boundary by the A458 bypass. It has been included as part of site BRID011 which is a broad location.
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.*

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID019/09		Site Name: Land off Stourbridge Road, East of Faraday Drive	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	5.6ha
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 adjoins existing 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	Site lies wholly within the Green Belt Site is adjacent Hermitage Hill Coppice ancient woodland.
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.

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID020a/09		Site Name: Land north of Wenlock Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	12.7ha
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 adjoins existing development boundary. Forms part of broad location site BRID012.
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.*

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID020b/09		Site Name: Land north of Wenlock Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	5.1ha
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	Eastern part of site adjoins existing development boundary. Site is identified in the Employment Land Review. Is included within the broad location site BRID012.
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.*

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID021/09		Site Name: Land at The Hobbins	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	3.0ha
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	The site is located to the west of the Hobbins.
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	Site is wholly within Green Belt
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.

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID022/10		Site Name: Black Horse Car Park	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.11ha
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Site is a car park
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	Third of site on western edge is in Flood Zone 3
9	Site not currently promoted	N	Site promoted

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

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID023/10		Site Name: Land west of Hook Farm Cottages	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.4ha
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 adjoins current 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.*

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID024		Site Name: Land to the rear of The Croft	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	2.9ha
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	A small part of the site has some agricultural buildings on it.
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	The south western edge of the site adjoins the existing development boundary. The site is separated from existing development on the southern side by a road and also on the north western side by a road.
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	Site lies wholly within Green Belt
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.

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID025		Site Name: Land at Fairview, Oldbury	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.9ha
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.	?	Not close to development boundary of Bridgnorth but site is contained with the existing built up area of Oldbury.
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.*

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID026		Site Name: Land adjacent to Institute, Oldbury	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	1.1ha
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.	?	Not close to development boundary of Bridgnorth but site is contained with the existing built up area of Oldbury.
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.*

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID027		Site Name: Land adjacent to Eversley, Oldbury	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	1.0ha
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 doesn't adjoin the development boundary of Bridgnorth. It is located to the northern edge of Oldbury and has some very low density residential development to the south and the A458 to the north. Site is included in the broad location of BRID011.
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.*

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID028sd		Site Name: Land adj B4363 Olbury Road and Pan Pudding Hill	
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 not adjacent to development boundary but otherwise 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	Northern part of site within Pan Pudding Hill Scheduled Ancient Monument. Remainder of site developable.
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 ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID029sd		Site Name: Land adj B4363 Olbury Road and Pan Pudding Hill	
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 well related 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	N	
9	Site not currently promoted ¹	N	

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

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID030sd		Site Name: Land adj B4363 Olbury Road and Pan Pudding Hill	
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 well related 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	N	
9	Site not currently promoted ¹	N	

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

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID031sd		Site Name: Land adj B4363 Olbury Road and Pan Pudding Hill	
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 well related 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	N	
9	Site not currently promoted ¹	N	

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

Bridgnorth: Submission

Stage 1 Site Assessment: Bridgnorth

Site ref: BRID032sd		Site Name: Land adj B4363 Olbury Road and Pan Pudding Hill	
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 well related 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	Site adjacent to a Shropshire Wildlife Site: Mill Valley, Oldbury scrub and grassland but site 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	
9	Site not currently promoted ¹	N	

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

Notes:

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

Bridgnorth: Submission

Employment sites

Stage 1 Site Assessment: *Bridgnorth*

Site ref: ELR011		Site Name: Land south of A458 opposite Wenlock Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none">▪ Shropshire Wildlife Site▪ Local Nature Reserve▪ Ancient Woodland,▪ Regionally Important Geological Site	N	

Recommendation: *site progressed*

Bridgnorth: Submission

Stage 1 Site Assessment: *Bridgnorth*

Site ref: ELR015 (<i>BRID002</i>)		Site Name: Land at north of Stanmore Industrial Estate, Brook Lane, Bridgnorth	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	Land lies within Green Belt

Recommendation: *site **not** progressed as greenfield development in the Green belt would be inappropriate and there is no intention to review Green Belt boundaries*

Bridgnorth: Submission

Site Assessment: Stage 2a

Site ref: BRID001 / ELR012		Site Name: Bridgnorth Livestock Market		
	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:			
	▪ 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	+		

Bridgnorth: Submission

Site ref: BRID001 / ELR012		Site Name: Bridgnorth Livestock Market		
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 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	0	
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	-	+	
	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	-	
12 a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12 b	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	

Bridgnorth: Submission

Site Assessment: Stage 2a

Site ref: BRID004		Site Name: Wenlock Road		
	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:			
	▪ 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	+		

Bridgnorth: Submission

Site ref: BRID004		Site Name: Wenlock Road		
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 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	0	
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	-	+	
	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	0	Majority of the site is classed as urban
12 a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12 b	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	

Bridgnorth: Submission

Site Assessment: Stage 2a

Site ref: BRID005		Site Name: Land off Church Road		
	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:			
	▪ 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	+		

Bridgnorth: Submission

Site ref: BRID005		Site Name: Land off Church Road		
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 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	0	
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	-	+	
	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	-	
12 a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12 b	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	

Bridgnorth: Submission

Site Assessment: Stage 2a

Site ref: BRID007		Site Name: Bridgnorth College, Stourbridge Road		
	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:			
	▪ 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	No information
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		

Bridgnorth: Submission

Site ref: BRID007		Site Name: Bridgnorth College, Stourbridge Road		
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 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	-	Conservation Area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Partially in buffer zone of ancient woodland but has existing development between site and woodland
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	TPO's along site boundary – joining BRID013
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	0	
12 a	Site wholly or partly on a current or previous landfill site	--/0	0	
12 b	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	

Bridgnorth: Submission

Site Assessment: Stage 2a

Site ref: BRID013		Site Name: Land adj Bridgnorth College		
	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:			
	▪ 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	No info
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		

Bridgnorth: Submission

Site ref: BRID013		Site Name: Land adj Bridgnorth College		
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 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	-	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	-	Several single in site and on eastern boundary with BRID007. Groups of TPO's along southern and western boundaries
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	0	
12 a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12 b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	

Bridgnorth: Submission

Site Assessment: Stage 2a

Site ref: BRID014/09		Site Name: Land to the north of Oldbury church		
	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	-/+	+	50% of site is within 480metres
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:			
	▪ 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 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	-	Small amount is within 300metres

Bridgnorth: Submission

Site ref: BRID014/09		Site Name: Land to the north of Oldbury church		
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	-	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	-	Groups on site and on east and west boundaries
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	-	Majority of site in Grade 3
12a	Site wholly or partly on a current or previous landfill site	--/0	0	Very small area on western side
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	

Bridgnorth: Submission

Site Assessment: Stage 2a

Site ref: BRID015/09 / ELR014		Site Name: Land at Cantern Brook		
	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	-/+	+	Over 50% of site within 480m
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:			Small part of site is located within 480m of a childrens 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 ²	-	0	Small area on northern boundary is classed as moderate, rest is low
	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	

Bridgnorth: Submission

Site ref: BRID015/09 / ELR014		Site Name: Land at Cantern Brook		
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	0	
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	-	Group on south west corner of site
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 3
12a	Site wholly or partly on a current or previous landfill site	- /0	0	Site within 250m of a previous landfill site and also within 250m of a current waste management facility.
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	-	Small area of unknown filled ground

Bridgnorth: Submission

Site Assessment: Stage 2a

Site ref: BRID016/09		Site Name: Land to the rear of Severn Valley Railway		
	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	-/+	+	Edge of site is just within 480m
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:			
	▪ 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	No info
	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	-	

Bridgnorth: Submission

Site ref: BRID016/09		Site Name: Land to the rear of Severn Valley Railway		
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	-	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	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	-	+	
	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	-	Approx 40% of site is Grade 3 - the rest is classed as urban
12 a	Site wholly or partly on a current or previous landfill site	--/0	0	
12 b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	

Bridgnorth: Submission

Site Assessment: Stage 2a

Site ref: BRID017/09		Site Name: Land to the east of Ludlow roundabout on A458		
	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:			
	▪ 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 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	

Bridgnorth: Submission

Site ref: BRID017/09		Site Name: Land to the east of Ludlow roundabout on A458		
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	0	
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	-	+	
	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	250m buffer historic landfill
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Bridgnorth: Submission

Site Assessment: Stage 2a

Site ref: BRID018/09		Site Name: Conduit Farm, between Ludlow Road and bypass		
	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:			
	▪ 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 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	

Bridgnorth: Submission

Site ref: BRID018/09		Site Name: Conduit Farm, between Ludlow Road and bypass		
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	0	
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	-	+	
	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
12 a	Site wholly or partly on a current or previous landfill site	--/0	0	Site within 250m buffer of a previous landfill site
12 b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	

Bridgnorth: Submission

Site Assessment: Stage 2a

Site ref: BRID020A/09		Site Name: Land north of Wenlock Road		
	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:			
	▪ 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 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	

Bridgnorth: Submission

Site ref: BRID020A/09		Site Name: Land north of Wenlock Road		
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	0	
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	-	Several single TPO's within the site
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 3
12 a	Site wholly or partly on a current or previous landfill site	- /0	0	
12 b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	

Bridgnorth: Submission

Site Assessment: Stage 2a

Site ref: BRID020B/09		Site Name: Land north of Wenlock Road		
	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:			
	▪ 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 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	

Bridgnorth: Submission

Site ref: BRID020B/09		Site Name: Land north of Wenlock Road		
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	0	
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	-	+	
	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
12 a	Site wholly or partly on a current or previous landfill site	- /0	0	
12 b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	

Bridgnorth: Submission

Site Assessment: Stage 2a

Site ref: BRID023/10		Site Name: Land west of Hook Farm Cottages		
	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:			
	▪ 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 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	

Bridgnorth: Submission

Site ref: BRID023/10		Site Name: Land west of Hook Farm Cottages		
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	0	
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	-	A single TPO on border with site BRID020a/09
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 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	

Bridgnorth: Submission

Site Assessment: Stage 2a

Site ref: BRID025		Site Name: Land at Fairview, Oldbury		
	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:			
	▪ 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 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	

Bridgnorth: Submission

Site ref: BRID025		Site Name: Land at Fairview, Oldbury		
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
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Wildlife site buffer
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	-	+	
	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
12 a	Site wholly or partly on a current or previous landfill site	- /0	0	
12 b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	

Bridgnorth: Submission

Site Assessment: Stage 2a

Site ref: BRID026		Site Name: Land adjacent to Institute, Oldbury		
	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:			
	▪ 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 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	

Bridgnorth: Submission

Site ref: BRID026		Site Name: Land adjacent to Institute, Oldbury		
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	-	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	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	-	+	
	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
12 a	Site wholly or partly on a current or previous landfill site	- /0	0	
12 b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	

Bridgnorth: Submission

Site Assessment: Stage 2a

Site ref: BRID027		Site Name: Land adjacent to Eversley, Oldbury		
	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:			
	▪ 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 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	-	Separated by A458

Bridgnorth: Submission

Site ref: BRID027		Site Name: Land adjacent to Eversley, Oldbury		
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	-	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	-	Group TPO within site. Also single TPO on site border.
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 3
12 a	Site wholly or partly on a current or previous landfill site	--/0	0	
12 b	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	

Bridgnorth: Submission

Site Assessment: Stage 2a

Site ref: BRID028sd		Site Name: Land adj B4363 Olbury Road and Pan Pudding Hill		
	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:			
	▪ 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	Not assessed
	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	-	Part of site is a SAM, and the remainder within 300m

Bridgnorth: Submission

Site ref: BRID028sd		Site Name: Land adj B4363 Olbury Road and Pan Pudding Hill		
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	-	Within 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	-	Within 300m of Conservation Area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Small part of site within buffer zone for wildlife sites
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	Group TPO
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 3
12a	Site wholly or partly on a current or previous landfill site	- /0	0	Within 250m of historic landfill site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	

Bridgnorth: Submission

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

**Bridgnorth: Submission
Housing Site Assessments**

Site Ref: BRID001 / ELR012	Site Name: Bridgnorth Livestock Market
Size (ha)	6.8
Indicative capacity	203
General location	West of Bridgnorth, north of A458, in Tasley parish
Brownfield or Greenfield	Redevelopment of existing livestock market site
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA skirts site to the North
Current use	livestock market and ancillary commercial units
Topography	Rising to NE
Adjoining land uses and boundary features	Promoted land to NE and E and SE. Agricultural land to S and W
Local highway capacity/ constraints	Access acceptable; Cycle access not currently acceptable, but may be achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New water supply at Ombersley; • Upgrade to Sewage Treatment Works; • Upgrades to the sewerage network • Assessment of local flood risk; • Additional electricity reinforcements for employment land; • 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); • 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 employment or large residential developments (50+ dwellings)
Inherent landscape character²	<p>General Landscape sensitivity high</p> <p>Well screened to N. Specific sensitivity and capacity study available for adjacent land to N, E and W:</p> <p>Landscape sensitivity medium</p> <p>This site consists of several pastoral fields sloping variably south eastwards down towards the edge of Bridgnorth. It has thick medium hedges with mature oaks as boundaries, with several field oaks present on the lower part of the site. The lower edge of the site abuts the western edge of Bridgnorth, where treed gardens form a boundary. There is a footpath along the northern boundary, although an adjacent path slightly further north appears to be more open and more popular. The upper part of the site is widely visible from the settlement and from areas to the north and east of the settlement, such as Site BNB3 - 153, while the lower part is screened by local topography.</p> <p>Housing capacity medium</p> <p>There is some capacity for housing on the lower part of this site, where local topography means that there would be low visibility within the wider</p>

Bridgnorth: Submission

	<p>landscape and there would be reasonable connection to the settlement. Should development be permitted in this lower part, field oaks should be retained and protected, as also should all oaks within the site boundaries. There is considerably less capacity on the upper slopes, since these are widely visible. It would be highly desirable not to develop the highest western most field along the lane nearest Tasley at all, as it runs up to a local high point. If other fields to the east on the ridge were allocated for development, green infrastructure of open space with trees should be used to divide up the area into parcels, partly using the field boundaries and field trees, so over time the trees would mitigate the housing in long views. Possibly housing in larger plots may be more appropriate in this area, again to allow for more vegetation to mitigate the settlement form. Consideration would also be required of careful treatment and use of watercourses/ springs in this area in the green infrastructure.</p> <p>Employment capacity low</p> <p>There is no capacity for employment use due to proximity to residential areas on the lower slopes and higher visibility of the upper slopes. Access would be through residential areas.</p>
Planning history or designations	Undesignated
Land ownership, land agreements and delivery statements	Promoted by Stansgate Planning on behalf of Bridgnorth Livestock markets Ltd
Access to services/employment areas	n/a
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	Potential footway extension. New junction layout for Wenlock Rd or for A458 / Wenlock Rd if Livestock market moves south of A458
Strategic fit	Outside Green Belt. Gateway site for western approach to town
Other relevant information	Short supporting statement provided

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Newt trigger: major application - ponds within 250m; Adjacent to Env. Network & potential Network enhancement opportunity
Trees	MINOR TREE & HEDGEROW CONSTRAINTS. Occasional mature trees internal to site. Established landscape planting may provide design opportunity
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	<25% site susceptible to groundwater flooding
Drainage:	Infiltration or attenuation depending on site characteristics, and not in any SPZ

Bridgnorth: Submission

Suitability for SUDS	
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Strong resistance to development south or west of the bypass; • Oldbury should have infill development only; • Some support for development to the north-west around the livestock market; • Do not allocate land which would undermine the operation of the Severn Valley Railway; • Maintain use of Stanmore as employment land, adjacent land may have potential for affordable housing; • Land to the North at Cantern Brook is unsuitable for development due to topography and flood risk issues.
Statutory bodies responses to date	impact on conservation area and setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.

More detailed assessment in Stage 2b assessment highlights the need for highway improvements. Detailed assessment of landscape sensitivity and capacity reduces sensitivity from 'high' to 'medium' and indicates that the site has some capacity for development, subject to careful design to reflect the relative prominence of this site as the northern 'Gateway' to Bridgnorth. Community consultation responses to SAMDev Issues and Options reveal some support for strategic growth in this direction in the absence of any other acceptable option.

Conclusion

Potential windfall site	No
Realistic site	Yes - as part of mixed use scheme proposed for employment / housing. Consider in combination with sites ELR011, BRID020a and BRID020b.

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none"> • Newt trigger: major application - ponds within 250m; • Adjacent to Env. Network & potential Network enhancement opportunity; • Potential footway extension. New junction layout for Wenlock Rd or for A458 / Wenlock Rd

Bridgnorth: Submission

Site Ref: BRID004 – Part of BRID020b	Site Name: Wenlock Road
Size (ha)	1.6
Indicative capacity	50
General location	W of town, N of Wenlock Road. In Tasley parish
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Part within MSA (Coal)
Current use	B1, B2 and B8 units
Topography	Rising to NE
Adjoining land uses and boundary features	Livestock market to W, residential to S and E, promoted land to N
Local highway capacity/ constraints	Access acceptable; Cycle access not currently acceptable, but may be achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New water supply at Ombersley; • Upgrade to Sewage Treatment Works; • Upgrades to the sewerage network • Assessment of local flood risk; • Additional electricity reinforcements for employment land; • 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); • 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 employment or large residential developments (50+ dwellings)
Inherent landscape character²	<p>Landscape sensitivity medium/low</p> <p>This site consists of a small rectangular field of uncut grassland, wedged between the edge of Bridgnorth and the Livestock and Auction Centre on the town-edge approach to a busy main road junction. It slopes gently to the south, where it is bounded by a low gappy hedge and is dominated by the red brick farmhouse set higher up the slope to the north. The boundary to the settlement consists of well treed gardens, while the boundary to the Centre consists of an overgrown hedge and dense screen of Leyland cypress. There is some intervisibility with the wider landscape at a distance but this is reduced by the bypass and vegetation to the south. The site's functionality and visual relationship to the wider landscape has been diminished by the presence of the Centre.</p> <p>Housing capacity high/medium</p> <p>This site has capacity for housing development. It is relatively well contained, with established boundaries, and is well connected to the settlement. Consideration would be required of the setting of Racecourse farmhouse and enhanced tree cover to the southern boundary.</p> <p>Employment capacity low</p>

Bridgnorth: Submission

	This site has no capacity for employment development as it is on a slope, adjacent to housing and there is potential for some views from the wider countryside.
Planning history or designations	Undesignated
Land ownership, land agreements and delivery statements	Promoted on behalf of the landowner
Access to services/employment areas	n/a
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	Footway extension
Strategic fit	Logical lateral extension to town
Other relevant information	Short supporting statement provided

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (trees); Newt trigger: major application - ponds within 250m; Potential Network enhancement opportunity
Trees	Occasional boundary trees but should be no constraint to development
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	n/a
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Strong resistance to development south or west of the bypass; • Oldbury should have infill development only; • Some support for development to the north-west around the livestock market; • Do not allocate land which would undermine the operation of the Severn Valley Railway; • Maintain use of Stanmore as employment land, adjacent land may have potential for affordable housing; • Land to the North at Canern Brook is unsuitable for development due to topography and flood risk issues.
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Bridgnorth: Submission

Statutory bodies responses to date	EH: impact on conservation area and setting
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Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and open space and high landscape sensitivity. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.

More detailed assessment in Stage 2b assessment highlights the need for highway improvements. Detailed assessment of landscape sensitivity and capacity reduces sensitivity from 'high' to 'medium/low' and indicates that the site has capacity for development, subject to careful design to reflect the relative prominence of this site as part of the northern 'Gateway' to Bridgnorth. Community consultation responses to SAMDev Issues and Options reveal some support for strategic growth in this direction in the absence of any other acceptable option.

Conclusion

Potential windfall site	n/a
Realistic site	Yes - as part of mixed use scheme proposed for employment / housing. Consider in combination with sites ELR011, BRID020a and BRID020b.

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none">• Extended survey for protected species: Newt trigger: major application - ponds within 250m;• Env. Network enhancement opportunity;• Potential footway extension. New junction layout for Wenlock Rd or for A458 / Wenlock Rd

Bridgnorth: Submission

Site Ref: BRID005	Site Name: Land off Church Road
Size (ha)	0.2
Indicative capacity	7
General location	W of town, S of Church Lane. In Tasley parish
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Part within MSA (Coal)
Current use	Residential outbuildings and gardens
Topography	Land falls to South of Church Lane
Adjoining land uses and boundary features	Livestock market to W, residential to E, promoted land on remaining sides
Local highway capacity/ constraints	Access acceptable;
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New water supply at Ombersley; • Upgrade to Sewage Treatment Works; • Upgrades to the sewerage network • Assessment of local flood risk; • Additional electricity reinforcements for employment land; • 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); • 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 employment or large residential developments (50+ dwellings)
Inherent landscape character²	<p>Site specific assessment for adjacent site:</p> <p>Landscape sensitivity medium</p> <p>This site consists of a single small arable field on the lower end of a small ridge on the outskirts of Bridgnorth, set among a notably variable topography. It is adjacent to a farmhouse, which is set lower down the slope and is not prominent from this site. To the south, the site is bounded by vegetation screening the Livestock and Auction Centre on the A458, which provides a complete screen to lower viewpoints in this direction. Although there are glimpsed views into the site from the north east, through a low hedge along a rural lane, and from a distance to the south west, the site is generally well screened to all other boundaries. It is therefore largely discreet.</p> <p>Housing capacity medium</p> <p>The site may have some capacity for housing although it would represent a significant extension of housing development to the west of the settlement. Higher ground on the adjacent site to the north is considered to be sensitive to longer views being on the ridge top so this site may only be appropriate for consideration in the longer term.</p>

Bridgnorth: Submission

	<p>Employment capacity low</p> <p>This site is not appropriate for employment scale development due to local topography, which would make it visible above the local skyline. The neighbouring building housing the Livestock and Auction Centre is single storey and set well down at the bottom of the slope, and is also well screened by vegetation, so should not be used as a precedent.</p>
Planning history or designations	Undesignated
Land ownership, land agreements and delivery statements	Promoted by Berrys on behalf of the landowners
Access to services/employment areas	n/a
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Logical lateral extension to town in the context of sites BRID004, BRID001 and BRID020b
Other relevant information	Short supporting statement provided

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (if demolishing existing buildings); Newts: major application - ponds within 250m; Potential Network enhancement opportunity
Trees	Minor tree & hedgerow constraints. Northern part of site has plenty of trees, but mostly small.
Environmental Health	
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	Water Cycle surface water flooding: medium
Drainage: Groundwater flooding	n/a
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Strong resistance to development south or west of the bypass; • Oldbury should have infill development only; • Some support for development to the north-west around the livestock market; • Do not allocate land which would undermine the operation of the Severn Valley
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Bridgnorth: Submission

	<p>Railway;</p> <ul style="list-style-type: none"> • Maintain use of Stanmore as employment land, adjacent land may have potential for affordable housing; • Land to the North at Cantern Brook is unsuitable for development due to topography and flood risk issues.
Statutory bodies responses to date	impact on conservation area and setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.

More detailed assessment in Stage 2b assessment highlights the need for highway improvements. Assessment of landscape sensitivity and capacity for adjacent land suggests that sensitivity should be reduced from 'high' to 'medium' and that the site may have some capacity for development, subject to careful design. Community consultation responses to SAMDev Issues and Options reveal some support for strategic growth in this direction in the absence of any other acceptable option.

Conclusion

Potential windfall site	Yes – site would fall within revised development boundary following the allocation of land to the north and west.
Realistic site	Yes

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

Bridgnorth: Submission

Site Ref: BRID007	Site Name: Bridgnorth College, Stourbridge Road
Size (ha)	2.1
Indicative capacity	62
General location	E of river, N of Stourbridge Rd (A458). In Bridgnorth TC
Brownfield or Greenfield	Brownfield redevelopment of former technical college
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA (Sand & gravel - superficial)
Current use	former technical college
Topography	flat
Adjoining land uses and boundary features	Promoted land to W, residential to N & E, employment to S
Local highway capacity/ constraints	Access acceptable; Cycle access not currently acceptable, could would be easily achievable based on development scale Pedestrian improvement maybe required
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New water supply at Ombersley; • Upgrade to Sewage Treatment Works; • Upgrades to the sewerage network • Assessment of local flood risk; • Additional electricity reinforcements for employment land; • 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); • 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 employment or large residential developments (50+ dwellings)
Inherent landscape character²	No Site specific assessment
Planning history or designations	<ul style="list-style-type: none"> • Allocated for Housing & Hotel site (BRID014). • Housing commitment: BR/APP/FUL/07/0681; 106 units; replaced by 10/02317/FUL: 62 dwellings; and 11/05519/FUL: Additional 12 dwellings (74 in total); • Proposed new food store (Class A1 Retail 10/04080/FUL)
Land ownership, land agreements and delivery statements	Promoted by landowner
Access to services/employment areas	n/a
Other constraints	n/a

Bridgnorth: Submission

General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Logical infill plot
Other relevant information	No supporting statement provided

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of Conservation Area
Biodiversity	Adjacent to Env. Network & potential Network enhancement opportunity
Trees	Limiting tree & hedgerow constraints. Important boundary trees and strip of woodland. Individual and group TPOs to north-western boundary.
Environmental Health	
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	>= 25% <50% site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Highly permeable geology and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Strong resistance to development south or west of the bypass; • Oldbury should have infill development only; • Some support for development to the north-west around the livestock market; • Do not allocate land which would undermine the operation of the Severn Valley Railway; • Maintain use of Stanmore as employment land, adjacent land may have potential for affordable housing; • Land to the North at Cantern Brook is unsuitable for development due to topography and flood risk issues.
Statutory bodies responses to date	EH: impact on conservation area and setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools, proximity to the Conservation Area and tree impacts, including proximity to Ancient Woodland. The site scores positively for access to a bus route, access to open space and low flood risk. Overall sustainability of the site is therefore judged to be fair.

Bridgnorth: Submission

More detailed assessment in Stage 2b assessment highlights the fact that the site is now under development for housing and need not therefore be considered further as an allocation.

Conclusion

Potential windfall site	n/a
Realistic site	Yes – housing commitment

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

Bridgnorth: Submission

Site Ref: BRID013	Site Name: Land adj to Bridgnorth College
Size (ha)	1.7
Indicative capacity	52
General location	E of river, N of Stourbridge Rd (A458). In Bridgnorth TC
Brownfield or Greenfield	greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA (Sand & gravel - superficial)
Current use	Undeveloped land
Topography	Flat
Adjoining land uses and boundary features	Housing commitment to E, residential to N & W, employment to S
Local highway capacity/ constraints	Access acceptable; Cycle access not currently acceptable, could would be easily achievable based on development scale Pedestrian improvement maybe required
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New water supply at Ombersley; • Upgrade to Sewage Treatment Works; • Upgrades to the sewerage network • Assessment of local flood risk; • Additional electricity reinforcements for employment land; • 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); • 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 employment or large residential developments (50+ dwellings)
Inherent landscape character²	No Site specific assessment
Planning history or designations	Allocated as area of minimum change in Local Plan
Land ownership, land agreements and delivery statements	Promoted
Access to services/employment areas	n/a
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Sensitive environment with significant tree constraints

Bridgnorth: Submission

Other relevant information	No supporting statement provided
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of Conservation Area
Biodiversity	Protected species: Bats (trees); Within Env. Network & potential Network enhancement opportunity
Trees	TREES & HEDGEROWS WILL BE A SIGNIFICANT CONSTRAINT. Important boundary trees and strips of woodland. Individual and group TPOs to boundaries & within part of site.
Environmental Health	
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	>= 25% <50% site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Highly permeable geology and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Strong resistance to development south or west of the bypass; • Oldbury should have infill development only; • Some support for development to the north-west around the livestock market; • Do not allocate land which would undermine the operation of the Severn Valley Railway; • Maintain use of Stanmore as employment land, adjacent land may have potential for affordable housing; • Land to the North at Cantern Brook is unsuitable for development due to topography and flood risk issues.
Statutory bodies responses to date	EH: impact on conservation area and setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools, proximity to the Conservation area and potential impacts on protected trees. The site scores positively for access to a bus route, open space and low flood risk. Overall sustainability of the site is therefore judged to be fair.

More detailed assessment in Stage 2b assessment highlights the fact that protected trees will be a significant constraint and that the site is protected as area of minimum change in Local Plan. Allocation is therefore inappropriate given that better alternative sites are available.

Conclusion

Bridgnorth: Submission

Potential windfall site	n/a
Realistic site	No

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

Bridgnorth: Submission

Site Ref: BRID014/09	Site Name: Land to the north of Oldbury Church
Size (ha)	2.7
Indicative capacity	80
General location	S of town and southern bypass, NW of Oldbury, in Bridgnorth TC
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Agricultural land
Topography	Sloping to NE above bypass cutting
Adjoining land uses and boundary features	Promoted land to E, agricultural land to W, village of Oldbury to S, bypass to N
Local highway capacity/ constraints	Access acceptable; Cycle access acceptable due to sunk footway improvements
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New water supply at Ombersley; • Upgrade to Sewage Treatment Works; • Upgrades to the sewerage network • Assessment of local flood risk; • Additional electricity reinforcements for employment land; • 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); • 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 employment or large residential developments (50+ dwellings)
Inherent landscape character²	High sensitivity, but no Site specific assessment
Planning history or designations	Unallocated
Land ownership, land agreements and delivery statements	Promoted by Pegasus on behalf of Apley Estate
Access to services/employment areas	n/a
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not well related to town. Poor quality access. Impact on setting of Conservation area

Bridgnorth: Submission

Other relevant information	Short supporting statement provided
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Scheduled Ancient Monument within 300m of site boundary. Possible setting issue for Conservation Area
Biodiversity	Protected species: bats in adjacent site, GCN within 250m: major application trigger; Adjacent to Env. Network & potential Network enhancement opportunity
Trees	LIMITING TREE & HEDGEROW CONSTRAINTS. Important boundary hedgerows & tree group. TPO group internal to site & individual TPO boundary trees.
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	>= 25% <50% site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Strong resistance to development south or west of the bypass; • Oldbury should have infill development only; • Some support for development to the north-west around the livestock market; • Do not allocate land which would undermine the operation of the Severn Valley Railway; • Maintain use of Stanmore as employment land, adjacent land may have potential for affordable housing; • Land to the North at Cantern Brook is unsuitable for development due to topography and flood risk issues.
Statutory bodies responses to date	EH: impact on conservation area and setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and open space, proximity to the Panpudding Hill Scheduled Ancient Monument and the Conservation area, high landscape sensitivity and potential impacts on protected trees. The site scores positively for access to Primary Schools and low flood risk. Overall sustainability of the site is therefore judged to be poor.

More detailed assessment in Stage 2b assessment highlights the fact that the site is not considered to be well related to town and suffers from a poor quality access. Development has the potential to generate adverse impacts on the setting of the Conservation Area and protected trees. Allocation is therefore inappropriate given that better alternative sites are available.

Bridgnorth: Submission

Conclusion

Potential windfall site	n/a
Realistic site	No

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

Bridgnorth: Submission

Site Ref: BRID015/09 / ELR014	Site Name: Land at Cantern Brook adjoining Stanley Lane Industrial Estate
Size (ha)	2.6
Indicative capacity	78
General location	North of town, to East of Broseley Rd
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Agricultural land
Topography	Stepped, upper part slopes steeply to N
Adjoining land uses and boundary features	Agricultural land to N & E, Stanley Lane Industrial estate to S, Broseley Rd and agricultural land to W
Local highway capacity/ constraints	Access acceptable; Cycle access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New water supply at Ombersley; • Upgrade to Sewage Treatment Works; • Upgrades to the sewerage network • Assessment of local flood risk; • Additional electricity reinforcements for employment land; • 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); • 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 employment or large residential developments (50+ dwellings)
Inherent landscape character²	No Site specific assessment
Planning history or designations	Unallocated
Land ownership, land agreements and delivery statements	Promoted by Pegasus on behalf of Apley Estate
Access to services/employment areas	n/a
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Flooding and topographical issues. Poor quality road access.

Bridgnorth: Submission

Other relevant information	Short supporting statement provided
Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of Conservation Area
Biodiversity	Protected species: bats in adjacent site, GCN within 250m: major application trigger; dormice, water voles & otters; Adjacent to Env. Network & potential Network enhancement opportunity
Trees	MINOR TREE & HEDGEROW CONSTRAINTS. Established trees & woodland to south & west boundaries - part TPO'd. Site access may conflict with trees?
Environmental Health	n/a
Drainage: Watercourse flooding	Water course on site, 26% of site in Flood Zone 3a
Drainage: Surface water flooding	23% site in Intermediate zone for surface water flooding
Drainage: Groundwater flooding	< 25% site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Highly permeable geology and not in any SPZ
Countryside	The open space is essentially a buffer strip between Brookhollow housing estate and the waste transfer site. Currently the site backs onto open fields. This is the land that is proposed for development. The development would therefore isolate the site completely. The site would be surrounded on 2 sides by houses, a road on 1 side and the waste transfer site on the other. This is not good for wildlife which requires green corridors to link areas of suitable habitat. If the development did take place, it would be good if an area of open space could be left to link Brookhollow Open Space with the fields beyond. This could tie in with any S106 agreement with the developer.
Environment Agency	Unmodelled ordinary watercourse and misaligned FZ3: further assessment/modelling would be needed to support any allocation i.e. to ascertain how much of the site is developable.
Community consultation response	<ul style="list-style-type: none"> • Strong resistance to development south or west of the bypass; • Oldbury should have infill development only; • Some support for development to the north-west around the livestock market; • Do not allocate land which would undermine the operation of the Severn Valley Railway; • Maintain use of Stanmore as employment land, adjacent land may have potential for affordable housing; • Land to the North at Canern Brook is unsuitable for development due to topography and flood risk issues.
Statutory bodies responses to date	EH: impact on conservation area and setting

Site Assessment Summary

Bridgnorth: Submission

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, flood risk and potential impacts on protected trees and agricultural land. The site is close to historic and current waste management facilities. The site scores positively for access to Primary Schools and some types of open space. Overall sustainability of the site is therefore judged to be poor.

More detailed assessment in Stage 2b assessment highlights the fact that the site is not considered realistic due to issues of access, topography, flood risk and impacts on biodiversity and existing open space at Brookhollow. Allocation is therefore inappropriate for either housing or employment development. The existing Stanley Lane Industrial estate is also expected to undergo a rationalisation of the existing land usage with a refurbishment of existing floorspace to make more efficient and effective use of this employment location.

Conclusion

Potential windfall site	n/a
Realistic site	No

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

Bridgnorth: Submission

Site Ref: BRID016/09	Site Name: Land to the rear of Severn Valley Railway
Size (ha)	1
Indicative capacity	30
General location	S of town centre and W of the river, behind Severn Valley railway
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Leased as overspill car parking for SVR
Topography	Rises steeply to West
Adjoining land uses and boundary features	School playing field to W, Severn Valley Railway to E, agricultural land to S, residential land to N
Local highway capacity/ constraints	Access acceptable; Cycle access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New water supply at Ombersley; • Upgrade to Sewage Treatment Works; • Upgrades to the sewerage network • Assessment of local flood risk; • Additional electricity reinforcements for employment land; • 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); • 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 employment or large residential developments (50+ dwellings)
Inherent landscape character²	No Site specific assessment
Planning history or designations	Unallocated
Land ownership, land agreements and delivery statements	Promoted by Pegasus on behalf of Apley Estate
Access to services/employment areas	n/a
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Access arrangement unclear. Potential for significant adverse impact from access and loss of parking on operation of SVR as important visitor attraction

Bridgnorth: Submission

	and contributor to the local economy.
Other relevant information	Short supporting statement provided

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Scheduled Ancient Monument within 300m of site boundary and Conservation Area within 300m of site boundary, possible setting issue for SAMs
Biodiversity	Protected species: Bats (trees); GCN: ponds within 100m (smooth newt records); Adjacent to Env. Network & potential Network enhancement opportunity
Trees	TREES & HEDGEROWS WILL BE A SIGNIFICANT CONSTRAINT. Established boundary & internal trees. Shading issues will restrict opportunity for north-east part of site.
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	>= 25% <50% site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Strong resistance to development south or west of the bypass; • Oldbury should have infill development only; • Some support for development to the north-west around the livestock market; • Do not allocate land which would undermine the operation of the Severn Valley Railway; • Maintain use of Stanmore as employment land, adjacent land may have potential for affordable housing; • Land to the North at Canern Brook is unsuitable for development due to topography and flood risk issues.
Statutory bodies responses to date	impact on conservation area and setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impacts on the Conservation Area, Scheduled Ancient Monument and agricultural land. The site scores positively for access to Primary Schools, some types of open space and Flood Risk. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b assessment highlights the fact that access to the site cannot be achieved from The Hawthorns and access via Station Road is constrained. Community consultation responses to SAMDev Issues and Options reject the allocation of land which would

Bridgnorth: Submission

undermine the operation of the Severn Valley Railway. Use of Station Rd and development of the site would undermine the continued operation of the Severn Valley Railway which is a visitor attraction which makes a significant contribution to the local economy. Allocation is therefore considered to be inappropriate.

Conclusion

Potential windfall site	n/a
Realistic site	No

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

Bridgnorth: Submission

Site Ref: BRID017/09	Site Name: Land to the east of Ludlow roundabout on A458
Size (ha)	3.2
Indicative capacity	95
General location	SW of town centre, S of bypass and W of Ludlow Rd. Part in Tasley PC
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA (coal) covers West half
Current use	agricultural
Topography	Rises steeply to West
Adjoining land uses and boundary features	Bypass to N, Ludlow Rd to E, agricultural land to S & W.
Local highway capacity/ constraints	Access acceptable; Cycle access acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New water supply at Ombersley; • Upgrade to Sewage Treatment Works; • Upgrades to the sewerage network • Assessment of local flood risk; • Additional electricity reinforcements for employment land; • 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); • 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 employment or large residential developments (50+ dwellings)
Inherent landscape character²	<p>Landscape sensitivity medium</p> <p>The area is a sloping valley side falling from a minor ridge from east to west. The field pattern is mixed, small in the east to larger in the west. Land use is both arable and pasture. Tree cover is fairly strong and consists of oaks in hedgerows with enclosure more effective in the smaller fields. The arable field which makes up the bulk of the area is relatively open. The area forms part of the rural valley side and in views from higher land to the south west it is separated from the town which lies on the skyline within vegetation. The A458 bypass separated from the site by a high hedge reduces its tranquillity to the north east. Public footpaths crisscross the area linking into the town.</p> <p>Housing capacity medium/low</p> <p>The area has very limited capacity for housing as it is a relatively unspoilt rural area sloping away from the town forming part of a wider valley side. It is physically separated from the town by the bypass and the arable field is widely visible to the countryside to the south west, while any built form within the higher more vegetated fields would also be prominent.</p> <p>Employment capacity low</p> <p>The area has no capacity for employment uses as it is a rural area sloping away from the town forming part of a wider valley side. It is physically</p>

Bridgnorth: Submission

	separated from the town by the bypass and parts are widely visible to the countryside to the south west.
Planning history or designations	Unallocated
Land ownership, land agreements and delivery statements	Promoted by Pegasus on behalf of Apley Estate
Access to services/employment areas	n/a
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not well related to town. Extension beyond bypass unnecessary to deliver proposed level of growth. Landscape impact.
Other relevant information	Short supporting statement provided

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (trees); Adjacent to Env. Network & potential Network enhancement opportunity
Trees	LIMITING TREE & HEDGEROW CONSTRAINTS. Important internal & boundary hedgerows & individual trees & tree groups, strong hedgerow field pattern.
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	n/a
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Strong resistance to development south or west of the bypass; • Oldbury should have infill development only; • Some support for development to the north-west around the livestock market; • Do not allocate land which would undermine the operation of the Severn Valley Railway; • Maintain use of Stanmore as employment land, adjacent land may have potential for affordable housing; • Land to the North at Cantern Brook is unsuitable for development due to
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Bridgnorth: Submission

	topography and flood risk issues.
Statutory bodies responses to date	EH: impact on conservation area and setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary schools and most types of open space, together with potential impacts on agricultural land. The site is within 250m of a previous landfill site. The site scores positively for access to bus routes and some types of open space. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b assessment highlights the fact that the site forms part of the open countryside and is not well related to the town relative to alternative sites since it lies outside the bypass with limited access to the town's facilities and services. Extension beyond the bypass is considered unnecessary to deliver the proposed level of housing growth at this time. Allocation is therefore considered to be inappropriate.

Conclusion

Potential windfall site	n/a
Realistic site	No

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

Bridgnorth: Submission

Site Ref: BRID018/09	Site Name: Conduit Farm, between Ludlow Road and bypass
Size (ha)	6.3
Indicative capacity	189
General location	SW of town centre, S of bypass between Ludlow Rd and Oldbury. In Bridgnorth TC
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agricultural
Topography	Flat
Adjoining land uses and boundary features	Bypass to NE, otherwise surrounded by agricultural land
Local highway capacity/ constraints	Access not currently acceptable, would be easily achievable based on development scale; Cycle access acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New water supply at Ombersley; • Upgrade to Sewage Treatment Works; • Upgrades to the sewerage network • Assessment of local flood risk; • Additional electricity reinforcements for employment land; • 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); • 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 employment or large residential developments (50+ dwellings)
Inherent landscape character²	<p>Landscape sensitivity high/medium</p> <p>The area is on the upper slopes of a minor ridge which forms part of a sloping valley side. The field pattern is small and land use is both arable / fallow and pasture. Tree cover is moderate and consists of oaks in low-cut hedgerows. The area forms part of the rural valley side and in views from higher land to the southwest is separated from the town which lies on the skyline to the north within vegetation. The A458 bypass separated from the site by a high hedge and the B4364 reduce the area's tranquillity. A public footpath crosses the northern part of the area linking the town with the wider countryside.</p> <p>Housing capacity medium/low</p> <p>The area has very limited capacity for housing as it is a rural area sloping away from the town on a low ridge forming a minor skyline and part of a wider valley side. It is physically separated from the town by the bypass. Any built form would be prominent.</p> <p>Employment capacity low</p> <p>The area has no capacity for employment use as it is a rural area sloping</p>

Bridgnorth: Submission

	away from the town on a low ridge forming a minor skyline and part of a wider valley side. It is physically separated from the town by the bypass. Any built form would be prominent.
Planning history or designations	Unallocated
Land ownership, land agreements and delivery statements	Promoted by Pegasus on behalf of Apley Estate
Access to services/employment areas	n/a
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	Improved access to Ludlow road
Strategic fit	Not well related to town. Extension beyond bypass unnecessary to deliver proposed level of growth. Landscape impact.
Other relevant information	Short supporting statement provided

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (trees); Within Env. Network & potential Network enhancement opportunity
Trees	LIMITING TREE & HEDGEROW CONSTRAINTS. Important boundary hedgerows & trees, mature trees & groups of trees internal to the site.
Environmental Health	
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	n/a
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Strong resistance to development south or west of the bypass; • Oldbury should have infill development only; • Some support for development to the north-west around the livestock market; • Do not allocate land which would undermine the operation of the Severn Valley Railway; • Maintain use of Stanmore as employment land, adjacent land may have potential for affordable housing;
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Bridgnorth: Submission

	<ul style="list-style-type: none">• Land to the North at Canern Brook is unsuitable for development due to topography and flood risk issues.
Statutory bodies responses to date	impact on conservation area and setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to most types of open space, together with potential impacts on agricultural land. The site is within 250m of a previous landfill site. The site scores positively for access to bus routes schools and some types of open space, although the site is separated from the town by the bypass.. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b assessment highlights the fact that the site forms part of the open countryside in an area with high / medium landscape sensitivity. The site is not well related to the town relative to alternative sites since it lies outside the bypass with limited access to the town's facilities and services. Extension beyond the bypass is considered unnecessary to deliver the proposed level of housing growth at this time. Allocation is therefore considered to be inappropriate.

Conclusion

Potential windfall site	n/a
Realistic site	No

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

Bridgnorth: Submission

Site Ref: BRID020a/09	Site Name: Land North of Church Lane
Size (ha)	12.7
Indicative capacity	382
General location	W of town centre, N of Church Lane. In Tasley PC
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA (coal)
Current use	agricultural
Topography	Falling to NE
Adjoining land uses and boundary features	Church Lane and promoted land to S, agricultural land to N & W, residential land to E
Local highway capacity/ constraints	Access not currently acceptable, would be easily achievable based on development scale; Cycle access not currently acceptable, maybe achievable by linking into existing residential if full site was developed.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New water supply at Ombersley; • Upgrade to Sewage Treatment Works; • Upgrades to the sewerage network • Assessment of local flood risk; • Additional electricity reinforcements for employment land; • 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); • 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 employment or large residential developments (50+ dwellings)
Inherent landscape character²	<p>Landscape sensitivity medium</p> <p>This site consists of several pastoral fields sloping variably south eastwards down towards the edge of Bridgnorth. It has thick medium hedges with mature oaks as boundaries, with several field oaks present on the lower part of the site. The lower edge of the site abuts the western edge of Bridgnorth, where treed gardens form a boundary. There is a footpath along the northern boundary, although an adjacent path slightly further north appears to be more open and more popular. The upper part of the site is widely visible from the settlement and from areas to the north and east of the settlement, such as Site BBNB3 - 153, while the lower part is screened by local topography.</p> <p>Housing capacity medium</p> <p>There is some capacity for housing on the lower part of this site, where local topography means that there would be low visibility within the wider landscape and there would be reasonable connection to the settlement. Should development be permitted in this lower part, field oaks should be retained and protected, as also should all oaks within the site boundaries. There is considerably less capacity on the upper slopes, since these are widely visible. It would be highly desirable not to develop the highest western</p>

Bridgnorth: Submission

	<p>most field along the lane nearest Tasley at all, as it runs up to a local high point. If other fields to the east on the ridge were allocated for development , green infrastructure of open space with trees should be used to divide up the area into parcels, partly using the field boundaries and field trees, so over time the trees would mitigate the housing in long views. Possibly housing in larger plots may be more appropriate in this area, again to allow for more vegetation to mitigate the settlement form. Consideration would also be required of careful treatment and use of watercourses/ springs in this area in the green infrastructure.</p> <p>Employment capacity low</p> <p>There is no capacity for employment use due to proximity to residential areas on the lower slopes and higher visibility of the upper slopes. Access would be through residential areas.</p>
Planning history or designations	Unallocated. Was considered and rejected at Bridgnorth Local Plan Inquiry
Land ownership, land agreements and delivery statements	Promoted by on behalf of landowner
Access to services/employment areas	n/a
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	Improved access to Wenlock Road and possible link to adjacent residential
Strategic fit	Logical strategic growth direction for town, subject to access and careful design to mitigate landscape and amenity impacts.
Other relevant information	Short supporting statement provided

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	HER indicates earthwork remains of ridge and furrow present at northern end of site - likely to be of local level significance.
Biodiversity	Protected species: Bats (trees); GCN: pond within 100m; Adjacent to Env. Network & potential Network enhancement opportunity
Trees	LIMITING TREE & HEDGEROW CONSTRAINTS. Important boundary trees and hedgerows and several TPO trees internal to site.
Environmental Health	n/a
Drainage: Watercourse flooding	Water-course within 50m
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	n/a
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ

Bridgnorth: Submission

Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Strong resistance to development south or west of the bypass; • Oldbury should have infill development only; • Some support for development to the north-west around the livestock market; • Do not allocate land which would undermine the operation of the Severn Valley Railway; • Maintain use of Stanmore as employment land, adjacent land may have potential for affordable housing; • Land to the North at Cantern Brook is unsuitable for development due to topography and flood risk issues.
Statutory bodies responses to date	EH: impact on conservation area and setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.

More detailed assessment in Stage 2b assessment highlights the need for highway improvements. Detailed assessment of landscape sensitivity and capacity reduces sensitivity from 'high' to 'medium' and indicates that the site has some capacity for development, subject to careful design to reflect landscape sensitivity and protected trees. Community consultation responses to SAMDev Issues and Options reveal some support for strategic growth in this direction in the absence of any other acceptable option.

Conclusion

Potential windfall site	No
Realistic site	Yes - as part of mixed use scheme proposed for employment / housing. Consider in combination with sites ELR011, BRID001 and BRID020b.

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none"> • Archaeological assessment of earthwork remains at northern end of site; • Protected species: Newt trigger: major application - ponds within 250m; • Adjacent to Env. Network & potential Network enhancement opportunity; • Careful design required to limit tree impacts; • Potential footway extension. New junction layout for Wenlock Rd or for A458 / Wenlock Rd

Bridgnorth: Submission

Site Ref: BRID020b/09 (inc. BRID004)	Site Name: Land North of Wenlock Rd
Size (ha)	5.1
Indicative capacity	154
General location	W of town centre, S of Church Lane, N of livestock market. In Tasley PC
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA (coal)
Current use	agricultural
Topography	Rising to NW
Adjoining land uses and boundary features	Church Lane and promoted land to NE & SE, livestock market (promoted land) to SW, agricultural land to N
Local highway capacity/ constraints	Access not currently acceptable, would be easily achievable based on development scale; Cycle access not currently acceptable, maybe achievable by linking into existing residential if full site was developed.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New water supply at Ombersley; • Upgrade to Sewage Treatment Works; • Upgrades to the sewerage network • Assessment of local flood risk; • Additional electricity reinforcements for employment land; • 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); • 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 employment or large residential developments (50+ dwellings)
Inherent landscape character²	<p>Landscape sensitivity medium</p> <p>This site consists of several pastoral fields sloping variably south eastwards down towards the edge of Bridgnorth. It has thick medium hedges with mature oaks as boundaries, with several field oaks present on the lower part of the site. The lower edge of the site abuts the western edge of Bridgnorth, where treed gardens form a boundary. There is a footpath along the northern boundary, although an adjacent path slightly further north appears to be more open and more popular. The upper part of the site is widely visible from the settlement and from areas to the north and east of the settlement, such as Site BBNB3 - 153, while the lower part is screened by local topography.</p> <p>Housing capacity medium</p> <p>There is some capacity for housing on the lower part of this site, where local topography means that there would be low visibility within the wider landscape and there would be reasonable connection to the settlement. Should development be permitted in this lower part, field oaks should be retained and protected, as also should all oaks within the site boundaries. There is considerably less capacity on the upper slopes, since these are</p>

Bridgnorth: Submission

	<p>widely visible. It would be highly desirable not to develop the highest western most field along the lane nearest Tasley at all, as it runs up to a local high point. If other fields to the east on the ridge were allocated for development , green infrastructure of open space with trees should be used to divide up the area into parcels, partly using the field boundaries and field trees, so over time the trees would mitigate the housing in long views. Possibly housing in larger plots may be more appropriate in this area, again to allow for more vegetation to mitigate the settlement form. Consideration would also be required of careful treatment and use of watercourses/ springs in this area in the green infrastructure.</p> <p>Employment capacity low</p> <p>There is no capacity for employment use due to proximity to residential areas on the lower slopes and higher visibility of the upper slopes. Access would be through residential areas.</p>
Planning history or designations	Unallocated.
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	n/a
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	Improved access to Wenlock Road and possible link to adjacent residential
Strategic fit	Logical strategic growth direction for town, subject to access and careful design to mitigate landscape and amenity impacts. Mixed use scheme?
Other relevant information	Short supporting statement provided

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (trees); GCN: major application - ponds within 250m; Adjacent to Env. Network & potential Network enhancement opportunity
Trees	MINOR TREE & HEDGEROW CONSTRAINT. Important trees & hedgerows to boundaries of site. Possible conflict with mature trees in strip of land connecting two parts of site?
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	< 25% % site susceptible to groundwater flooding
Drainage: Suitability for	Infiltration or attenuation depending on site characteristics, and not in any SPZ

Bridgnorth: Submission

SUDS	
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Strong resistance to development south or west of the bypass; • Oldbury should have infill development only; • Some support for development to the north-west around the livestock market; • Do not allocate land which would undermine the operation of the Severn Valley Railway; • Maintain use of Stanmore as employment land, adjacent land may have potential for affordable housing; • Land to the North at Cantern Brook is unsuitable for development due to topography and flood risk issues.
Statutory bodies responses to date	EH: impact on conservation area and setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, high landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities can be addressed as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of adjacent land. Overall sustainability of the site is therefore judged to be fair.

More detailed assessment in Stage 2b assessment highlights the need for highway improvements. Detailed assessment of landscape sensitivity and capacity reduces sensitivity from 'high' to 'medium' and indicates that the site has some capacity for development, subject to careful design to reflect landscape sensitivity and the 'Gateway' location of the site. Community consultation responses to SAMDev Issues and Options reveal some support for strategic growth in this direction in the absence of any other acceptable option.

Conclusion

Potential windfall site	No
Realistic site	Yes - as part of mixed use scheme proposed for employment / housing. Consider in combination with sites ELR011, BRID001 and BRID020a.

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none"> • Protected species: Newt trigger: major application - ponds within 250m; • Adjacent to Env. Network & potential Network enhancement opportunity; • Careful design required to limit tree impacts; • Potential footway extension. New junction layout for Wenlock Rd or for A458 / Wenlock Rd

Bridgnorth: Submission

Site Ref: BRID023/10	Site Name: Land west of Hook Farm Cottages
Size (ha)	0.4
Indicative capacity	13
General location	NW of town centre, NE of and adjoining Site 20a. South of access road to Hook Farm. In Tasley PC
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA (coal)
Current use	agricultural
Topography	Rising to the SW
Adjoining land uses and boundary features	Promoted land to SW, agricultural land to N & E, residential land to S
Local highway capacity/ constraints	Access not currently acceptable, would be easily achievable based on development scale; Cycle access not currently acceptable, maybe achievable by linking into existing residential if full site was developed.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New water supply at Ombersley; • Upgrade to Sewage Treatment Works; • Upgrades to the sewerage network • Assessment of local flood risk; • Additional electricity reinforcements for employment land; • 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); • 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 employment or large residential developments (50+ dwellings)
Inherent landscape character²	<p>Site BNBN2 – 227: Landscape sensitivity medium/low</p> <p>Justification</p> <p>The area comprises a pasture which slopes down from the existing 20th-century housing estate edge into an enclosed small valley. The area is overlooked by a farm complex and has mature deciduous trees to the east. These enclose the area along with the nearby rising landform to the north and to the west. The public footpath crosses the eastern part of the site flanked by a conifer hedge which is an inappropriate element in this otherwise rural landscape.</p> <p>Housing capacity high/medium</p> <p>The area has capacity for housing as it is highly enclosed with limited intrinsic value.</p>
Planning history or designations	Unallocated
Land ownership, land agreements and	Promoted on behalf of landowner

Bridgnorth: Submission

delivery statements	
Access to services/employment areas	n/a
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Consistent with proposed strategic growth direction for town, but significant topographical and access constraints undermine allocation.
Other relevant information	No supporting statement provided

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species: Bats (trees); Potential Network enhancement opportunity
Trees	LIMITING TREE & HEDGEROW CONSTRAINTS. Important boundary hedgerows and mature TPO tree.
Environmental Health	n/a
Drainage: Watercourse flooding	Water-course within 50m
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	n/a
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Strong resistance to development south or west of the bypass; • Oldbury should have infill development only; • Some support for development to the north-west around the livestock market; • Do not allocate land which would undermine the operation of the Severn Valley Railway; • Maintain use of Stanmore as employment land, adjacent land may have potential for affordable housing; • Land to the North at Canern Brook is unsuitable for development due to topography and flood risk issues.
Statutory bodies responses to date	EH: impact on conservation area and setting

Site Assessment Summary

Bridgnorth: Submission

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, high landscape sensitivity, impacts on protected trees and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Overall sustainability of the site is therefore judged to be fair.

More detailed assessment in Stage 2b assessment highlights the potential difficulty of the terrain and highway access. Detailed assessment of landscape sensitivity and capacity reduces sensitivity from 'high' to 'medium' and indicates that the site has some capacity for development. Community consultation responses to SAMDev Issues and Options reveal some support for strategic growth in this direction in the absence of any other acceptable option. However, the preferred site allocations represent better options with sufficient capacity that this site is not required.

Conclusion

Potential windfall site	n/a
Realistic site	No

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

Bridgnorth: Submission

Site Ref: BRID025	Site Name: Land at Fairview, Oldbury
Size (ha)	1
Indicative capacity	10
General location	In Bridgnorth, S of Oldbury & bypass, SW of Old Mill Lane close to Site 26
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA (Brick Clay) to SE
Current use	agricultural
Topography	Sloping to SE
Adjoining land uses and boundary features	Site 26 land to NW, residential properties within large plots surrounding
Local highway capacity/ constraints	Access acceptable; Cycle access acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New water supply at Ombersley; • Upgrade to Sewage Treatment Works; • Upgrades to the sewerage network • Assessment of local flood risk; • Additional electricity reinforcements for employment land; • 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); • 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 employment or large residential developments (50+ dwellings)
Inherent landscape character²	High sensitivity, but no specific assessment
Planning history or designations	Unallocated
Land ownership, land agreements and delivery statements	Promoted by Acton Round Builders Ltd
Access to services/employment areas	n/a
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Low density infill proposed, but significant distance from Bridgnorth town amenities and services.
Other relevant information	Short supporting statement provided

Bridgnorth: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of Conservation Area: possible setting issue for Conservation Area
Biodiversity	Protected species: Bats (trees & buildings); GCN: major application - ponds within 250m; Potential Network enhancement opportunity
Trees	MINOR TREE & BOUNDARY HEDGEROW CONSTRAINTS.
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	<25% site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Strong resistance to development south or west of the bypass; • Oldbury should have infill development only; • Some support for development to the north-west around the livestock market; • Do not allocate land which would undermine the operation of the Severn Valley Railway; • Maintain use of Stanmore as employment land, adjacent land may have potential for affordable housing; • Land to the North at Canern Brook is unsuitable for development due to topography and flood risk issues.
Statutory bodies responses to date	EH: impact on conservation area and setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes, primary schools and open space, high landscape sensitivity, potential impacts on the Conservation Area and a Wildlife Site and agricultural land quality. The site scores positively for low flood risk. Overall sustainability of the site is therefore judged to be poor. More detailed assessment in Stage 2b assessment highlights the fact that the site is not well related to Bridgnorth. Community consultation responses to SAMDev Issues and Options reveal some support for infill development in Oldbury. However, the preferred site allocations identified represent better options with sufficient capacity that this site is not required.

Conclusion

Potential windfall site	n/a
Realistic site	No

Recommendation

Preferred option	No
If Yes, Key Development	n/a

Bridgnorth: Submission

Issues from Assessment	
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Bridgnorth: Submission

Site Ref: BRID026	Site Name: Land adj to Institute, Oldbury
Size (ha)	1
Indicative capacity	10
General location	In Bridgnorth, S of Oldbury & bypass, SW of Old Mill Lane close to Site 26
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA (Brick Clay) to SE
Current use	agricultural
Topography	Sloping to SE
Adjoining land uses and boundary features	Site 26 land to NW, residential properties within large plots surrounding
Local highway capacity/ constraints	Access acceptable; Cycle access acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New water supply at Ombersley; • Upgrade to Sewage Treatment Works; • Upgrades to the sewerage network • Assessment of local flood risk; • Additional electricity reinforcements for employment land; • 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); • 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 employment or large residential developments (50+ dwellings)
Inherent landscape character²	High sensitivity, but no specific assessment
Planning history or designations	Unallocated
Land ownership, land agreements and delivery statements	Promoted by Acton Round Builders Ltd
Access to services/employment areas	n/a
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Significant distance from Bridgnorth town amenities and services.
Other relevant information	Short supporting statement provided

Bridgnorth: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of Conservation Area: possible setting issue for Conservation Area
Biodiversity	Protected species: Bats (trees); bat records adjacent. GCN records within 250m, trigger for major application - ponds within 250m; Potential Network enhancement opportunity
Trees	MINOR TREE & BOUNDARY HEDGEROW CONSTRAINTS.
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	<25% site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Strong resistance to development south or west of the bypass; • Oldbury should have infill development only; • Some support for development to the north-west around the livestock market; • Do not allocate land which would undermine the operation of the Severn Valley Railway; • Maintain use of Stanmore as employment land, adjacent land may have potential for affordable housing; • Land to the North at Cantern Brook is unsuitable for development due to topography and flood risk issues.
Statutory bodies responses to date	impact on conservation area and setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes, primary schools and open space, high landscape sensitivity, potential impacts on the Conservation Area and agricultural land quality. The site scores positively for low flood risk. Overall sustainability of the site is therefore judged to be poor. More detailed assessment in Stage 2b assessment highlights the fact that the site is not well related to Bridgnorth. Community consultation responses to SAMDev Issues and Options reveal some support for infill development in Oldbury. However, the preferred site allocations identified represent better options with sufficient capacity that this site is not required.

Conclusion

Potential windfall site	n/a
Realistic site	No

Recommendation

Preferred option	No
If Yes, Key Development	n/a

Bridgnorth: Submission

Issues from Assessment	
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Bridgnorth: Submission

Site Ref: BRID027	Site Name: Land adj to Eversley, Oldbury
Size (ha)	1.1
Indicative capacity	8
General location	S of Oldbury and bypass, SW of Old Mill Lane and close to Site 25. In Bridgnorth TC
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agricultural
Topography	Sloping steeply to NE above bypass cutting
Adjoining land uses and boundary features	Bypass to N, promoted land to E & W, residential properties to S
Local highway capacity/ constraints	Access acceptable; Cycle access acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New water supply at Ombersley; • Upgrade to Sewage Treatment Works; • Upgrades to the sewerage network • Assessment of local flood risk; • Additional electricity reinforcements for employment land; • 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); • 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 employment or large residential developments (50+ dwellings)
Inherent landscape character²	High sensitivity, but no specific assessment
Planning history or designations	Unallocated
Land ownership, land agreements and delivery statements	Promoted by landowner
Access to services/employment areas	n/a
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	sunk footway improvements
Strategic fit	Low density proposed, but divorced from Bridgnorth town amenities and services.
Other relevant	Short supporting statement provided

Bridgnorth: Submission

information	
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Scheduled Ancient Monument within 300m of site boundary and Conservation Area within 300m of site boundary: possible setting issue for Conservation Area
Biodiversity	Protected species: Bats (trees); Adjacent to Env. Network & potential Network enhancement opportunity
Trees	LIMITING TREE & HEDGEROWS CONSTRAINTS. Southern boundaries to site are fringed with mature trees, some TPO'd.
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	>= 25% <50% site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Strong resistance to development south or west of the bypass; • Oldbury should have infill development only; • Some support for development to the north-west around the livestock market; • Do not allocate land which would undermine the operation of the Severn Valley Railway; • Maintain use of Stanmore as employment land, adjacent land may have potential for affordable housing; • Land to the North at Cantern Brook is unsuitable for development due to topography and flood risk issues.
Statutory bodies responses to date	impact on conservation area and setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes, Primary Schools and open space, proximity to the Panpudding Hill Scheduled Ancient Monument (across the bypass) and the Conservation area, high landscape sensitivity and potential impacts on protected trees. The site scores positively for low flood risk. Overall sustainability of the site is therefore judged to be poor.

More detailed assessment in Stage 2b assessment highlights the fact that the site is not considered to be well related to town and suffers from a poor quality access and difficult topography. Development has the potential to generate adverse impacts on the setting of the Conservation Area and protected trees. Allocation is therefore inappropriate given that better alternative sites are available.

Conclusion

Bridgnorth: Submission

Potential windfall site	n/a
Realistic site	No

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

Bridgnorth: Submission

Site Ref: BRID028sd	Site Name: Land adj B4363 Oldbury Road and Pan Pudding Hill
Size (ha)	2.9
Indicative capacity	90 homes
General location	Site lies between the Oldbury Wells playing fields, the Bridgnorth bypass, the B4364 Oldbury Road and Panpudding Hill. It includes within its boundary some of the Panpudding Hill Scheduled Ancient Monument and lies entirely within the Bridgnorth conservation area. It is some hundred yards distant from the Bridgnorth settlement boundary.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agricultural
Topography	Sloping site raised above the Oldbury Road and Bridgnorth bypass.
Adjoining land uses and boundary features	Oldbury Wells secondary school playing fields to the west, the Bridgnorth bypass to the south, the Panpudding Hill Scheduled Ancient Monument to the north east (partly lying within the site boundary).
Local highway capacity/ constraints	Access acceptable (subject to design & safety criteria)
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New water supply at Ombersley; • Upgrade to Sewage Treatment Works; • Upgrades to the sewerage network • Assessment of local flood risk; • Additional electricity reinforcements for employment land; • 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); • 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 employment or large residential developments (50+ dwellings)
Inherent landscape character²	no specific assessment in the Bridgnorth Landscape Sensitivity Study
Planning history or designations	Unallocated. No recent planning history. Part of the site is within the area of an ancient scheduled monument.
Land ownership, land agreements and delivery statements	Promoted by landowner.
Access to services/employment areas	n/a
Other constraints	n/a
General site related benefits	n/a
Strategic fit	Could be perceived as reducing the separation between Bridgnorth town and Oldbury village, as the site lies in the 'gap' between the two settlements.
Other relevant information	n/a

Bridgnorth: Submission

Comments from internal consultees	
Heritage	DO NOT ALLOCATE - site partially within and immediately adjacent to a Scheduled Monument. Also within Conservation Area.
Biodiversity	
Trees	
Public Protection	No comments for this site
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	
Drainage: Groundwater flooding	>= 25% <50%
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments for this site

Community consultation response	<ul style="list-style-type: none"> • Strong resistance to development south or west of the bypass; • Oldbury should have infill development only; • Some support for development to the north-west around the livestock market; • Do not allocate land which would undermine the operation of the Severn Valley Railway; • Maintain use of Stanmore as employment land, adjacent land may have potential for affordable housing; • Land to the North at Cantern Brook is unsuitable for development due to topography and flood risk issues.
Statutory bodies responses	English Heritage - impact on conservation area and setting

Site Assessment Summary

The Stage 2a assessment is positive for access to bus transport, three out of the five facilities and amenities and flood risk. It is negative for access to a primary school, a children's play area, a young person's recreational facility, location within a Scheduled Ancient Monument and a Conservation Area, presence of a group Tree Preservation Order, proximity to a Wildlife Site and previous landfill site and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	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.

Bridgnorth: Submission

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.

Bridgnorth: Submission

Employment Site Assessment: Stage 2a

Site ref: ELR011		Site Name: Land south of A458, opposite Wenlock Road, Bridgnorth		
	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	-/+	+	Only NE side
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:			Harley Way Greenspace SE end of site
	▪ 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 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	

Bridgnorth: Submission

Site ref: ELR011		Site Name: Land south of A458, opposite Wenlock Road, Bridgnorth		
	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	0	
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	-	+	
	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	+	Unknown filled ground

Bridgnorth: Submission

Site Assessment: Stage 2a

Settlement: Waste

Site ref: W039		Site Name: Land off the Old Worcester Road, Bridgnorth		
	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	-/+	n/a	Bus services not relevant to waste
2	Primary school within 480m of site boundary	-/+	n/a	School provision not relevant to waste
3a	Site wholly or partly within:			Open space provision not relevant to waste
	▪ an allotment	-/0	n/a	
	▪ a local park or garden	-/0	n/a	
	▪ an area of natural and semi-natural open space	-/0	n/a	
	▪ an amenity green-space	-/0	n/a	
	▪ a children's play area	-/0	n/a	
	▪ a young people's recreational facility	-/0	n/a	
3b	Site more than 480m from:			Open space provision not relevant to waste
	▪ a local park or garden	-/+	n/a	
	▪ an area of natural and semi-natural open space	-/+	n/a	
	▪ an amenity green-space	-/+	n/a	
	▪ a children's play area	-/+	n/a	
	▪ a young people's recreational facility	-/+	n/a	
	▪ an outdoor sports facility	-/+	n/a	
4	Landscape sensitivity high	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		

Bridgnorth: Submission

Site ref: W039		Site Name: Land off the Old Worcester Road, Bridgnorth		
	Criteria	SA Score	Assessment	Comments
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 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	0	
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	-	Ancient woodland
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Historic Landfill and waste management site buffers, but not a restriction to this type of development
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	-/0	0	
14	Site within a Coal Authority Referral Area or a Mineral Safeguarding Area (specify which)	-/0	-	MSA: sand and Gravel superficial

Bridgnorth: Submission

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. and 3. 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

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

Bridgnorth: Submission

Employment Site Assessment Stage 2b

Site Ref: ELR011	Site Name: Land south of A458, opposite Wenlock Road, Bridgnorth
Size (ha)	13
Indicative capacity	Industrial/office
General location	S of A458 opposite current livestock market
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Agriculture (Grade 3)
Topography	Gently rising to SE
Adjoining land uses and boundary features	Farm to W, agriculture (S) residential (NE) and A458 / livestock market to N
Local highway capacity/ constraints	New junction required to provide access for this land
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New water supply at Ombersley; • Upgrade to Sewage Treatment Works; • Upgrades to the sewerage network • Assessment of local flood risk; • Additional electricity reinforcements for employment land; • 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); • 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 employment or large residential developments (50+ dwellings)
Inherent landscape character²	<p>Site BNB1 - 146</p> <p>Landscape sensitivity medium</p> <p>The area is a sloping valley side falling from a minor ridge from east to west. The field pattern is mixed, small in the east to larger in the west.</p> <p>Land use is both arable and pasture. Tree cover is fairly strong and consists of oaks in hedgerows with enclosure more effective in the smaller fields. The arable field which makes up the bulk of the area is relatively open. The area forms part of the rural valley side and in views from higher land to the south west it is separated from the town which lies on the skyline within vegetation. The A458 bypass separated from the site by a high hedge reduces its tranquillity to the</p>

Bridgnorth: Submission

Site Ref: ELR011	Site Name: Land south of A458, opposite Wenlock Road, Bridgnorth
	north east. Public footpaths crisscross the area linking into the town. Employment capacity low The area has no capacity for employment uses as it is a rural area sloping away from the town forming part of a wider valley side. It is physically separated from the town by the bypass and parts are widely visible to the countryside to the south west.
Planning history or designations	Outside of settlement boundary and the A458 by-pass
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 3 agricultural land
General site related benefits	n/a
Transport and Highways related benefits	New junction layout for Wenlock Rd or for A458 / Wenlock Rd
Strategic fit	In Bridgnorth much of the existing allocated supply of employment land is to east of the town, around Stanmore Industrial Estate, Faraday Drive and Chartwell Business Park. However, the further expansion of these employment areas is constrained by the Green Belt. In comparison the bulk of the potential additional supply (36 ha) is in the west, around the Livestock Market, and outside of the Green Belt. The allocation of land in the west of Bridgnorth would therefore help to address Green Belt constraints on the expansion of this town. BE group conclude that Bridgnorth has a sufficient existing supply of land, but that much of its supply is tied to a near-monopoly owner and not readily available. An alternative land supply is therefore required to meet the wider needs of the town.
Other relevant information	Unserviced land

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Survey required for bats, newts, reptiles. Within environmental network with potential for improvements.
Trees	TREES & HEDGEROWS WILL BE A LIMITING (MODERATE) CONSTRAINT - internal & boundary mature trees and hedgerows
Environmental Health	n/a
Drainage: Watercourse flooding	Water course on site

Bridgnorth: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	n/a
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Strong resistance to development south or west of the bypass; • Oldbury should have infill development only; • Some support for development to the north-west around the livestock market; • Do not allocate land which would undermine the operation of the Severn Valley Railway; • Maintain use of Stanmore as employment land, adjacent land may have potential for affordable housing; • Land to the North at Cantern Brook is unsuitable for development due to topography and flood risk issues.
Statutory bodies responses to date	EH: impact on conservation area and setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for landscape sensitivity and agricultural land quality. The site scores positively for access to a bus route and low flood risk. Access to services and facilities would be improved as part of the wider planned development of this area and relative landscape impact must be re-assessed in light of the proposed development of land to the North. Overall sustainability of the site is therefore judged to be fair.

More detailed assessment in Stage 2b assessment highlights the need for highway improvements. Detailed assessment of landscape sensitivity and capacity reduces sensitivity from 'high' to 'medium', however, development will require careful design to reflect the relative prominence of this site as the northern 'Gateway' to Bridgnorth. Existing employment areas are now largely committed and their further expansion is constrained by the Green Belt. The allocation of land in this area would therefore help to meet the future needs of the town. Community consultation responses to SAMDev Issues and Options reveal some support for strategic growth in this direction in the absence of any other acceptable option.

Conclusion

Potential windfall	No
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Bridgnorth: Submission

site	
Realistic site	Yes - Comprehensive scheme could provide new access from A458 to this site and ELR012. Re-location of the existing livestock market would free up land for employment and local services on ELR012.

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none">• Careful design to mitigate landscape impact, boundaries and trees;• Extended survey for protected species;• Within Env. Network with potential for enhancement;• New junction layout for Wenlock Rd or for A458 / Wenlock Rd

Bridgnorth: Submission

Site Ref: W39	Site Name: Land off the Old Worcester Road, Bridgnorth
Size (ha)	1.47
Indicative capacity	n/a
General location	E of Bridgnorth Aluminium, north of Old Worcester Rd
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Sand & Gravel superficial
Current use	Established employment land
Topography	Sloping to North
Adjoining land uses and boundary features	Industrial (N&W), recreation (S), former landfill site (E)
Local highway capacity/ constraints	Existing access for HGV's, weight restriction on Old Worcester Rd to East means that commercial traffic should only travel to/from West.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • New water supply at Ombersley; • Upgrade to Sewage Treatment Works; • Upgrades to the sewerage network • Assessment of local flood risk; • Additional electricity reinforcements for employment land; • 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); • 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 employment or large residential developments (50+ dwellings)
Inherent landscape character²	No site specific assessment, moderate general sensitivity
Planning history or designations	Not in Green Belt, former waste management uses have ceased. Not allocated as part of Brid2 in 'saved' Local Plan.
Land ownership, land agreements and delivery statements	Promoted by agent on behalf of landowner
Access to services/employment areas	Good access to highway network and local services and facilities
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Consistent with existing industrial uses on adjacent land. No direct impact on residential property. Formerly in waste management use as transfer station.
Other relevant	n/a

Bridgnorth: Submission

information	
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Extended habitat survey for reptiles; Within Environmental Network with potential for enhancement.
Trees	Trees & hedgerows will be a minor constraint. Boundary trees and hedgerows - some scrubby woodland to southern part of site to be retained if feasible
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	n/a
Drainage: Suitability for SUDS	Highly permeable geology and not in any SPZ
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 CH2M. Whilst the proposed employment development is a 'less vulnerable' use, the proposed development cannot be fully accommodated within Flood Zone 1. A site specific Flood Risk Assessment is required to identify the extent of the surface water flood risk and to inform proposals to mitigate the risk through appropriate use of sustainable urban drainage.

Community consultation response	<ul style="list-style-type: none"> • Strong resistance to development south or west of the bypass; • Oldbury should have infill development only; • Some support for development to the north-west around the livestock market; • Do not allocate land which would undermine the operation of the Severn Valley Railway; • Maintain use of Stanmore as employment land, adjacent land may have potential for affordable housing; • Land to the North at Canern Brook is unsuitable for development due to topography and flood risk issues.
Statutory bodies responses to date	EH: impact on conservation area and setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for potential impact on ancient woodland and for potential loss of high quality agricultural land. The site is within the buffer zone of Historic landfill and waste management sites, but this is not a restriction to this type of development. The site scores positively for low flood risk. More

Bridgnorth: Submission

detailed assessment highlights the fact that the former waste management uses have ceased. The site is not allocated as part of Brid2 in the 'saved' Bridgnorth Local Plan. A weight restriction on the Old Worcester Rd to East means that lorry traffic should only travel to and from the site from the West. Overall sustainability of the existing site is judged to be fair.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	Yes - Bridgnorth has limited existing provision for commercial waste management, with many services being delivered from surrounding areas including Telford and Kidderminster. This site was previously used for waste management (commercial and construction waste transfer and recycling) and would provide a well screened location in an industrial context for modern waste recycling facilities to improve the availability of local services in the Bridgnorth area.
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none">• Existing access for HGV's, weight restriction on Old Worcester Rd to East means that commercial traffic should only travel to/from West;• Scrubby woodland to southern part of site to be retained if feasible;• Extended habitat survey will be required for reptiles;• The site is within the Environmental Network and has potential for enhancement;

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.