

Ditton Priors: Submission

Stage 1 Assessments

Summary Sheet

Housing Assessment: Ditton Priors

Site Ref	Site Name	Stage 2	Comments
DITT001	Land to the front of Brown Clee Primary School	No	Site is too small and has been developed
DITT002	Land at Ditton Priors	No	Broad location
DITT003	Land at Ditton Priors	No	Broad location
DITT004	Land at Ditton Priors	No	Broad location
DITT05/09	Land opposite 6 Station Rd	Yes	
DITT06/09	Land NE Side of Spinney Cottage, Bent Lane	Yes	

Ditton Priors: Submission

Stage 1 Site Assessment: *Ditton Priors*

Site ref: DITT001		Site Name: Land to the front of Brown Clee Primary School	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	O.14ha
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Site developed for 7 affordable dwellings.
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*

Ditton Priors: Submission

Stage 1 Site Assessment: *Ditton Priors*

Site ref: DITT002		Site Name: Land at Ditton Priors	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	8.2ha
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	A community composting scheme has been completed on part of the site.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Southern part of site adjoins existing built up area of Ditton Priors. Site 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	Y	Broad location

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

Ditton Priors: Submission

Stage 1 Site Assessment: Ditton Priors

Site ref: DITT003		Site Name: Land at Ditton Priors	
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 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	Y	Broad location

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

Ditton Priors: Submission

Stage 1 Site Assessment: *Ditton Priors*

Site ref: DITT004		Site Name: Land at Ditton Priors	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Small part of site developed for storage units – change of use of one unit to educational facility.
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 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	Y	Broad location

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

Ditton Priors: Submission

Stage 1 Site Assessment: *Ditton Priors*

Site ref: DITT005/09		Site Name: Land opposite 6 Station Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	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.*

Ditton Priors: Submission

Stage 1 Site Assessment: *Ditton Priors*

Site ref: DITT006/09		Site Name: Land NE Side of Spinney Cottage, Bent Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	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.*

Ditton Priors: Submission

Housing Site Assessment: Stage 2a

Settlement: Ditton Priors

Site ref: DITT05/09		Site Name: Land opposite 6 Station Rd		
	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	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		

Ditton Priors: Submission

Site ref: DITT05/09		Site Name: Land opposite 6 Station Rd		
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	--	Small corner of the site is in 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		
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	-	Single TPO on 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	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Ditton Priors: Submission

Site Assessment: Stage 2a

Settlement: Ditton Priors

Site ref: DITT06/09		Site Name: Land NE Side of Spinney Cottage, Bent Lane		
	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	
	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	

Ditton Priors: Submission

Site ref: DITT06/09		Site Name: Land NE Side of Spinney Cottage, Bent Lane		
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	Buffer zone for historic site
12 b	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	

Ditton Priors: 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

Ditton Priors: Submission

Housing Site Assessments: Stage 2b

Site Ref: DITT005/09	Site Name: Land opposite 6 Station Rd
Size (ha)	0.44
Indicative capacity	12
General location	S of Station Rd, central Ditton Priors
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agricultural
Topography	Sloping to South
Adjoining land uses and boundary features	Surgery to W, agricultural land to S, residential properties to N & E
Local highway capacity/ constraints	Highway access acceptable
Other critical infrastructure constraints¹	n/a
Inherent landscape character²	<p>Landscape sensitivity medium/low This site consists of a level field in arable cultivation set to the rear of dwellings in the Conservation Area. It has an enclosed aspect, being well screened by woodland and dense field boundaries to the south and by trees to the east, which screen a trading estate. Road frontage is limited to the entrance to the village Post Office and surgery, which lie between the site and the remainder of the Conservation Area. Although the site lies adjacent to the Conservation Area, it lies behind the properties which contribute to that designation. It therefore contributes little to the settlement or to its setting and is not generally visible in the wider landscape.</p> <p>Housing capacity medium The site has some capacity for housing as development on this site could strengthen the village core by focusing more housing around the key village services, without detracting from the Conservation Area due to its well-screened location. Care would be required to minimise visual intrusion on adjoining properties. The ditch and riparian vegetation along the southern boundary should be retained and conserved.</p>
Planning history or designations	Unallocated, but within current development boundary. Within AONB and part within Conservation Area.
Land ownership,	Promoted by Mosaic Estates on behalf of landowner

Ditton Priors: Submission

land agreements and 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	Centrally located infill plot.
Other relevant information	Short supporting statement provided

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Small part of site is within a Conservation Area
Biodiversity	Environmental Network enhancement potential
Trees	Trees & hedgerows will be a minor constraint. One significant tree at roadside within the conservation area.
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"> • Support for balanced, infill development; • Ditton Priors is already a community hub and 10-50 additional homes would be appropriate in a number of small allocations - 5/6 dwellings with communal green space;
Statutory bodies responses	EH: impact on conservation area and setting

Ditton Priors: Submission

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to the Conservation area and potential impacts on protected trees and agricultural land. The site scores positively for access to bus routes, the Primary School, some types of 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 the site would provide an opportunity deliver a centrally located infill plot with good access to village amenities

Conclusion

Potential windfall site	n/a
Realistic site	Yes - Centrally located, well screened site which could provide an opportunity for a sensitively designed, small scale development consistent with community preferences.

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none">• Design sensitive to tree constraints and consistent with landscape sensitivity, Conservation Area and location within AONB;• Environmental Network enhancement potential

Ditton Priors: Submission

Site Ref: DITT006/09	Site Name: Land NE side of Spinney Cottage Bent Lane
Size (ha)	0.3
Indicative capacity	8
General location	Junction of South Rd and Bent Lane, south of Ditton Priors
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agricultural
Topography	?
Adjoining land uses and boundary features	agricultural land to N & S, residential properties to NE & SW
Local highway capacity/ constraints	Access acceptable; Cycle access n/a
Other critical infrastructure constraints¹	n/a
Inherent landscape character²	Moderate sensitivity. No site specific assessment
Planning history or designations	Unallocated, but within current development boundary
Land ownership, land agreements and delivery statements	Promoted by Clive Walker & Associates Ltd 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	n/a
Strategic fit	Not well related to Ditton Priors (not infill)
Other relevant information	Short supporting statement provided

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

Ditton Priors: Submission

Biodiversity	Protected species: extended survey for bats, newts, dormouse; Within Environmental Network with potential for enhancement
Trees	DO NOT TAKE THIS SITE FORWARD. The site is completely covered by mature trees.
Environmental Health	n/a
Drainage: Watercourse flooding	Water-course in site
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	>= 50% <75% 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"> • Support for balanced, infill development; • Ditton Priors is already a community hub and 10-50 additional homes would be appropriate in a number of small allocations - 5/6 dwellings with communal green space;
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, the Primary School and open space, proximity to the Conservation area and potential impacts on agricultural land. The site is within the buffer zone of an historic landfill site. 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 village amenities and would deliver development in a location inconsistent with community views and is therefore unsuitable for allocation.

Conclusion

Potential windfall site	n/a
--------------------------------	-----

Ditton Priors: Submission

Realistic site	No
-----------------------	----

Recommendation

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

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.