

Neenton: Submission

Stage 1 Assessments

Summary Sheet

Housing Assessment: Neenton

| Site Ref | Site Name | Stage 2 | Comments |
|----------|--------------|---------|----------|
| NEE001 | Pheasant Inn | Yes | |

Neenton: Submission

Stage 1 Site Assessment: Neenton

| Site ref: NEE001 | | Site Name: Pheasant Inn | |
|-------------------------|--|--------------------------------|-----------------|
| 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 ¹ | N | Site promoted |

Recommendation: Site progressed to Stage 2 assessment

Neenton: Submission

Note for Stage 1 assessment:

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

Neenton: Submission

Site Assessment: Stage 2a

Settlement: Neenton

| Site ref: NEE001 | | Site Name: Pheasant Inn | | |
|-------------------------|--|--------------------------------|-------------------|-----------------|
| | 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 | |
| | ▪ an outdoor sports 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 | - | 0 | |
| | Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed) | 0 | | |

Neenton: Submission

| | | | | |
|------|---|--------|---|--------------------------|
| | 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 | - | 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 | - | Conservation Area |
| 7 | Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary | -/0 | 0 | |
| 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 |
| 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 | |

Notes

Neenton: Submission

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

Neenton: Submission

Housing Site Assessments Stage 2b

| | |
|--|---|
| Site Ref: NEE001 | Site Name: Pheasant Pub, Neenton |
| Size (ha) | 0.6 |
| Indicative capacity | 5 |
| General location | SE of village centre, curtilage of Pheasant Pub |
| Brownfield or Greenfield | Greenfield |
| Site within a Coal Authority Referral Area or a Mineral Safeguarding Area | n/a |
| Current use | agricultural |
| Topography | Slopes to the NE. East of site sits well above the B4364 as it drops towards the bridge over the Rea Brook |
| Adjoining land uses and boundary features | agricultural land to S & E, residential properties to N & W |
| Local highway capacity/ constraints | Highway access acceptable; |
| Other critical infrastructure constraints¹ | n/a |
| Inherent landscape character² | No site specific assessment, moderate general sensitivity |
| Planning history or designations | Outside current development boundary. Within AONB and part within Conservation Area. |
| Land ownership, land agreements and delivery statements | Promoted by local community as part of an enabling scheme to facilitate community ownership of the Pheasant Inn which is currently closed. |
| Access to services/employment areas | Close to the centre of the village |
| Other constraints | n/a |
| General site related benefits | n/a |
| Transport and Highways related benefits | n/a |
| Strategic fit | Centrally located site which could deliver small scale development as part of an enabling scheme to facilitate community ownership of the Pheasant Inn which is currently closed. |
| Other relevant information | Limited supporting statement currently provided |

| | |
|--|-----|
| Comments from internal consultees, plus Environment Agency site specific comments | |
| Heritage | n/a |

Neenton: Submission

| | |
|---|---|
| Biodiversity | would require an Ecological Assessment of the land surrounding the proposed development and a discussion of issues relating to protected species which might be present in the area |
| Trees | n/a |
| Environmental Health | n/a |
| Drainage: Watercourse flooding | n/a |
| Drainage: Surface water flooding | n/a |
| Drainage: Groundwater flooding | No significant issues |
| Drainage: Suitability for SUDS | Infiltration or attenuation depending on site characteristics, and not in any SPZ |
| Countryside 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 | n/a |

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and open space, being within the Conservation area and potential impacts on agricultural land. The site scores positively for access to bus routes and low flood risk. Overall sustainability of the site is therefore judged to be fair given the local context.

More detailed assessment in Stage 2b assessment highlights the fact that the site would provide an opportunity deliver centrally located small scale infill development as part of an enabling scheme to facilitate community ownership of the Pheasant Inn which is currently closed.

Conclusion

| | |
|--------------------------------|-----|
| Potential windfall site | n/a |
| Realistic site | Yes |

Recommendation

Neenton: Submission

| | |
|---|---|
| Preferred option | Yes |
| If Yes, Key Development Issues from Assessment | <ul style="list-style-type: none">• Design sensitive to Conservation Area;• Ecological Assessment required of the land surrounding the proposed development and a discussion of issues relating to protected species which might be present in the area;• Environmental Network enhancement potential |

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.