

Broseley: Submission

Stage 1 Assessment

Summary Sheet

Stage 1 Assessment

Site ref	Site Address	Progress to Stage 2?	Comments
BROS001	Land at Firey Fields	No	
BROS002	Land off Caughley Road	No	
BROS003 /ELR016	Land off Coalport Road	Yes	
BROS004	Land south of Rough Lane	No	
BROS005 / ELR017	Land south of Avenue Road	Yes	
BROS006	The Pheasant Inn, 56 Church Street	No	Site less than 0.2 ha in size
BROS007	Land north east of Benthall	No	
BROS008	Land south west of Benthall	No	Not well related to the development boundary
BROS009	Vacant building and land, Duke Street	No	Not promoted
BROS010	Vacant land, Fox Lane	No	Already Developed
BROS011 / ELR018	West of Dark Lane	Yes	
BROS012	Car park, Woodhouse Road	No	Not promoted
BROS013	Land north of Avenue Road	No	Not promoted
BROS014	Land adjacent to Cemetery	No	Not promoted
BROS015	Land at Broseley	No	Not promoted
BROS016	Land off Coalport Road	No	
BROS017	Land off Calcutts Road, Jacfield	No	Not well related to the development boundary
BROS018	Land off Swan Street	No	Not promoted
BROS019	Land off Avenue Road	No	Not promoted
BROS020	Land south of Avenue Road/Bridgnorth Road	No	Not promoted
BROS021a/09	Land off Cockshutt Lane	No	
BROS023a/09	Land off Barratts Hill	No	
BROS021/09	Land off Cockshutt Lane	No	
BROS022/09	Land off Spout Lane	No	

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Site ref	Site Address	Progress to Stage 2?	Comments
BROS023/09	Land off Barratts Hill	No	
BROS024/09	Land at Benthall Grange	No	Site less than 0.2 ha in size
BROS025/10	Land adj. to 16 Benthall Lane	No	Site less than 0.2 ha in size
BROS026/10	Land adj. to 18 Benthall Lane	No	Site less than 0.2 ha in size
BROS027/10	Land adj. to Little Gables, Spout Lane	No	Site less than 0.2 ha in size
BROS028/10	Land east of Bridge Road	No	Site less than 0.2 ha in size
BROS029	Land to north of The Woodlands, Jackfield	No	Not well related to the development boundary
BROS030	Land to east of Longbourne House	No	Not well related to the development boundary
BROS031	Land off Cherrytree Drive	No	
BROS032	Land to east of Dark Lane	No	
BROS033	Land adjoining Bridge Bank and Cobwell Road	No	
BROS034	Land at Broseley	No	
BROS035	Land east of Broseley Primary School	No	

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Stage 1 Site Assessment: *Broseley*

Site ref: BROS001		Site Name: Land at Firey Fields	
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	Adjoining 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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

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Stage 1 Site Assessment: *Broseley*

Site ref: BROS002		Site Name: Land off Caughley Road	
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	Also promoted for employment
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	Adjoining 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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

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Stage 1 Site Assessment: *Broseley*

Site ref: BROS003 / ELR016		Site Name: Land off Coalport Road	
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	Also promoted for employment
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	Adjoining 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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment for potential employment use*

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Stage 1 Site Assessment: *Broseley*

Site ref: BROS004		Site Name: Land south of Rough 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	Adjoining 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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

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Site ref: BROS005 / ELR017		Site Name: Land south of Avenue Road	
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	Also promoted for employment
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	Adjoining 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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment for potential employment use*

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Stage 1 Site Assessment: *Broseley*

Site ref: BROS006		Site Name: The Pheasant Inn, 56 Church Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Permission granted for holiday accommodation
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

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Stage 1 Site Assessment: Broseley

Site ref: BROS007sd (extended site)		Site Name: Land north east of Benthall	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	9.85ha
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	Directly adjacent to development boundary
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	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	Ancient woodland 155 metres to NW
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that the	N	Flood Zone 1

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	remainder is unlikely to be developable		
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Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

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Stage 1 Site Assessment: *Broseley*

Site ref: BROS008		Site Name: Land south west of Benthall	
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	Divorced from Broseley urban area
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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

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Stage 1 Site Assessment: *Broseley*

Site ref: BROS009		Site Name: Vacant building and land, Duke Street	
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	Permission for 2 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	Within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

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Stage 1 Site Assessment: *Broseley*

Site ref: BROS010		Site Name: Vacant land, Fox 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	Y	Already developed
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

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Stage 1 Site Assessment: *Broseley*

Site ref: BROS011 / ELR018		Site Name: West of Dark 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	Plan allocation for 90 dwellings. Current application for 114. Also promoted for employment
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment for potential employment use*

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Stage 1 Site Assessment: *Broseley*

Site ref: BROS012		Site Name: Car park, Woodhouse Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

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Stage 1 Site Assessment: *Broseley*

Site ref: BROS013		Site Name: Land north of Avenue Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

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Stage 1 Site Assessment: *Broseley*

Site ref: BROS014		Site Name: Land adjacent to Cemetery	
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	Permission for 7 dwellings opposite cemetery (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	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

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Stage 1 Site Assessment: *Broseley*

Site ref: BROS015		Site Name: Land at Broseley	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	Southern area wholly within 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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

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Stage 1 Site Assessment: *Broseley*

Site ref: BROS016		Site Name: Land off Coalport Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

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Stage 1 Site Assessment: *Broseley*

Site ref: BROS017		Site Name: Land off Calcutts Road, Jackfield	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Not well related to the 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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

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Stage 1 Site Assessment: *Broseley*

Site ref: BROS018		Site Name: Land off Swan Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Permission for 4 dwellings (under construction?)
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

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Stage 1 Site Assessment: *Broseley*

Site ref: BROS019		Site Name: Land off Avenue Road	
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	Permission for 13 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	Within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

Broseley: Submission

Stage 1 Site Assessment: *Broseley*

Site ref: BROS020		Site Name: Land south of Avenue Road/Bridgnorth Road	
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	Also identified as potential employment land
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	Not well related to development boundary unless site 5 also permitted
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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

Broseley: Submission

Stage 1 Site Assessment: *Broseley*

Site ref: BROS021a/09		Site Name: Land off Cockshutt 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	Southern area has existing employment use
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 half (21a/09) within development boundary, northern half (21/09) adjacent
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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

Broseley: Submission

Stage 1 Site Assessment: *Broseley*

Site ref: BROS022/09		Site Name: Land south of Avenue Road/Bridgnorth Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	5m from 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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

Broseley: Submission

Stage 1 Site Assessment: *Broseley*

Site ref: BROS023a/09		Site Name: Land off Barratts 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	23a within development boundary, 23/09 adjacent
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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

Broseley: Submission

Stage 1 Site Assessment: *Broseley*

Site ref: BROS024		Site Name: Land at Benthall Grange	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Existing built development?
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Not well related to 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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

Broseley: Submission

Stage 1 Site Assessment: *Broseley*

Site ref: BROS025/10		Site Name: Land adj. to 16 Benthall Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Not well related to 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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

Broseley: Submission

Stage 1 Site Assessment: *Broseley*

Site ref: BROS026/10		Site Name: Land adj. to 18 Benthall Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Not well related to 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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

Broseley: Submission

Stage 1 Site Assessment: *Broseley*

Site ref: BROS027/10		Site Name: Land adj. to Little Gables, Spout Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Not well related to 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	Immediately adjacent to protected woodland / 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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

Broseley: Submission

Stage 1 Site Assessment: *Broseley*

Site ref: BROS028/10		Site Name: Land east of Bridge Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	
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	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

Broseley: Submission

Stage 1 Site Assessment: *Broseley*

Site ref: BROS029		Site Name: Land to north of The Woodlands, Jackfield	
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	Divorced from 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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

Broseley: Submission

Stage 1 Site Assessment: *Broseley*

Site ref: BROS030		Site Name: Land to east of Longbourne House	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Not well related to 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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

Broseley: Submission

Stage 1 Site Assessment: *Broseley*

Site ref: BROS031		Site Name: Land off Cherrytree Drive	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

Broseley: Submission

Stage 1 Site Assessment: *Broseley*

Site ref: BROS032		Site Name: Land to east of Dark 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	Not well related to development boundary, depends on site 14
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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

Broseley: Submission

Stage 1 Site Assessment: *Broseley*

Site ref: BROS033		Site Name: Land adjoining Bridge Bank and Cobwell Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	30m from 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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

Broseley: Submission

Stage 1 Site Assessment: *Broseley*

Site ref: BROS034		Site Name: Land at Broseley	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
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 the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

Broseley: Submission

Stage 1 Site Assessment: *Broseley*

Site ref: BROS035		Site Name: Land east of Broseley Primary School	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment as no requirement for new housing allocations*

Broseley: Submission

Stage 2a Employment Sites Assessments

Site Assessment: Stage 2a

Settlement: Broseley

Site ref: BROS003 / ELR016		Site Name: Land off Coalport 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	+		

Broseley: Submission

Site ref: BROS003 / ELR016		Site Name: Land off Coalport 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	-	Mostly grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Broseley: Submission

Site Assessment: Stage 2a

Settlement: Broseley

Site ref: BROS005 / ELR017		Site Name: Land south of Avenue 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	-/+	-	
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	

Broseley: Submission

Site ref: BROS005 / ELR017		Site Name: Land south of Avenue 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	-	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	-	Site within 500m of Ancient Woodland
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area 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	-	Mostly grade 3
12a	Site wholly or partly on a current or previous landfill site	- /0	0	Site 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	-	

Broseley: Submission

Site Assessment: Stage 2a

Settlement: Broseley

Site ref: BROS011 / ELR018		Site Name: West of Dark 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 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	+		

Broseley: Submission

Site ref: BROS011 / ELR018		Site Name: West of Dark Lane		
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	-	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	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	
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	+	Previous industrial site less than 1ha in size between 1843 -1893: former mining and quarrying area

Broseley: 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

Broseley: Submission
Broseley - Stage 2b Employment Sites Assessments

Site Ref: ELR016 (BROS003)	Site Name: Land between Coalport Road and Rough Lane, Broseley
Size (ha)	5
Indicative capacity	Industrial/office
General location	East of Broseley centre and Avenue Rd (B4373), south of Coalport Rd
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Brick Clay
Current use	Agriculture (Grade 3)
Topography	Flat
Adjoining land uses and boundary features	residential (W) Farm (N) agriculture (S&E)
Local highway capacity/ constraints	Access acceptable Residential access road along edge of site
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works in Broseley • Upgrade to sewerage network • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new development • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • 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)
Inherent landscape character²	No site specific assessment, High sensitivity
Planning history or designations	
Land ownership, land agreements and delivery statements	
Access to services/employment areas	
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	In Broseley, BE group recommend that the allocation of new employment land should be accorded medium priority as a mid-sized town with little or no currently available land. This site is recommended by BE Group as providing a larger flexible site with access to principal local routes.
Other relevant information	Potential uses could include: General industrial/business area Established or potential office location Incubator/SME cluster site

Broseley: Submission

	Recycling/environmental industries sites
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	
Biodiversity	Survey work required for bats and reptiles. Adjacent to environmental network with potential for enhancement
Trees	TREES & HEDGEROWS WILL BE A LIMITING (MODERATE) CONSTRAINT - internal & boundary mature trees and hedgerows (part of site as SAMDev site BROS003)
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"> • Wide range of views on directions for future growth; • Support for infill development between West of Ironbridge Road to prevent further sprawl and to support easy access to town centre facilities and services.
Statutory bodies responses to date	<ul style="list-style-type: none"> • Broseley and Barrow: Impacts on the conservation area and its setting. World Heritage Site boundary to north.
Community consultation response 2012 & 2013	<ul style="list-style-type: none"> • Many of the respondents to the SAMDev Preferred Options were concerned about lorries passing the primary school en route to this site. Local preference was for a site on the main road through Broseley, resulting in the Broseley Town Plan proposing an alternative allocation south of Avenue Road (site BROS005/ELR017).

Site Assessment Summary

Conclusion

Potential windfall site	n/a
Realistic site	Yes – allocation within promoted area would provide a flexible site with good access to principal local routes and potential for phasing or future expansion.

Recommendation

Preferred option	Identified as the preferred employment allocation at SAMDev Preferred Options stage in 2012, but replaced by site BROS005/ ELR017 at Revised Preferred Options stage in 2013 to reflect local views.
If Yes, Key Development Issues from Assessment	Trees on site Residential access road along edge of site

Broseley: Submission

Site Ref: ELR017b / part of BROS005	Site Name: part of Land between Avenue Road & The Dunge Farm, Broseley
Size (ha)	1.25 hectares
Indicative capacity	Industrial/office
General location	S of Broseley centre and SE of B4373 Avenue Rd.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Brick Clay
Current use	Agriculture (Grade 3)
Topography	Flat
Adjoining land uses and boundary features	residential (NE & NW) agriculture (S)
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works in Broseley • Upgrade to sewerage network • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new development • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • 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)
Inherent landscape character²	<p>Landscape sensitivity medium</p> <p>Rural site on settlement edge on sloping land, being parcels of pasture and arable set around a farmhouse with attractive old brick farm buildings, and with a copse and area of woodland. The site is generally well screened and there are few long distance views in and out. Pylons are a significant detractor. Views into site along western boundary.</p> <p>Employment capacity low</p> <p>The area is a sloping valley side, open to views and adjacent to housing. Would also mask views up to Conservation Area of settlement on low ridge with church tower.</p>
Planning history or designations	<p>Outside of settlement boundary</p> <p>Adjacent to Broseley Conservation Area along northern boundary</p> <p>Nearby ancient woodland at Willeypark Wood</p>
Land ownership, land agreements and delivery statements	
Access to services/employment areas	
Other constraints	<p>National Grid Pylons affect south of site.</p> <p>Farm buildings and farm access roads on site</p>

Broseley: Submission

	Pond Lane historic landfill Historic manufacture clay bricks and tiles, filled ground, mining and quarrying
General site related benefits	
Transport and Highways related benefits	
Strategic fit	In Broseley, BE group recommend that the allocation of new employment land should be accorded medium priority as a mid-sized town with little or no currently available land.
Other relevant information	Availability 5+ years

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area HER indicates that archaeological remains of coal workings and a brick and tile works are present on the site - of possible county - regional level significance.
Biodiversity	Survey work required for bats, dormice and reptiles. Within environmental network with potential for enhancement
Trees	An arboricultural assessment indicated that development of this part of the larger site avoids any adverse impact on veteran trees and the tree preservation order areas. It recommended that on balance access might best be achieved from Avenue Road, driving a new route across the paddocks west of The Dunge Farm. Impact on the belt of mature protected trees could be minimised by locating if feasible the new junction in the area where the power lines cross the road, utilising the existing gap in the trees at this point and avoiding the mature oak trees in the fields.
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	16.4% site in Intermediate zone for surface water flooding
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	
Environment Agency	n/a

Community consultation response to SAMDev 2010	<ul style="list-style-type: none"> • Wide range of views on directions for future growth; • Support for infill development between West of Ironbridge Road to prevent further sprawl and to support easy access to town centre facilities and services.
Statutory bodies responses to date	<ul style="list-style-type: none"> • Broseley and Barrow: Impacts on the conservation area and its setting. World Heritage Site boundary to north.
Community consultation 2012 & 2013	<ul style="list-style-type: none"> • The Town Plan group proposed this site as an alternative to the Coalport Road site (BROS003 / ELR016). It has better access to the main roads through the town. To align with the Broseley Town Plan, this site was proposed as an

Broseley: Submission

	alternative employment allocation in the 2013 Revised Preferred Options consultation, and was well received.
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Site Assessment Summary

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<p>The use of the site for employment-related development is promoted by the Broseley Town Plan. There appears to be more support from the local community for this site than for the site off Coalport Road (ELR016) as it is accessed directly off the B4373 and does not directly affect school traffic.</p> <p>Access is recommended from Avenue Road, driving a new route across the paddocks west of The Dunge Farm, minimising the impact on the belt of mature protected trees by locating if feasible the new junction in the area where the power lines cross the road, utilising the existing gap in the trees at this point and avoiding the mature oak trees in the fields.</p>

Broseley: Submission

Site Ref: ELR018 BROS011	Site Name: Land off Dark Lane, Broseley
Size (ha)	3
Indicative capacity	office
General location	NE of Broseley centre
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Part Coal Authority Referral Area Part MSA: Brick Clay
Current use	Agriculture (Grade 3)
Topography	Rising to North
Adjoining land uses and boundary features	residential (NE & NW) agriculture (S)
Local highway capacity/ constraints	Access acceptable Access via primarily residential streets
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works in Broseley • Upgrade to sewerage network • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new development • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • 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)
Inherent landscape character²	Landscape sensitivity High. No site specific assessment
Planning history or designations	Adjacent to Broseley Conservation Area Edge of centre site, within primarily residential area Currently allocated for housing in 'Saved' Bridgnorth Local Plan; Resolution by south planning committee exists to approve planning consent for 94 homes subject to a s106 legal agreement (re 12/02108/FUL).
Land ownership, land agreements and delivery statements	
Access to services/employment areas	
Other constraints	Prev indust site <1ha 1843 -1893: former mining and quarrying area
General site related benefits	
Transport and Highways related benefits	
Strategic fit	In Broseley, BE group recommend that the allocation of new employment land should be accorded medium priority as a mid-sized town with little or no

Broseley: Submission

	currently available land. However, this site is not recommended by BE Group.
Other relevant information	Availability 5+ years

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area Archaeological potential of this site has been assessed.
Biodiversity	Survey work required for bats.
Trees	MINOR TREE & HEDGEROW CONSTRAINTS. Trees on site boundary important screen for adjacent conservation area back gardens.
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"> • Wide range of views on directions for future growth; • Support for infill development between West of Ironbridge Road to prevent further sprawl and to support easy access to town centre facilities and services.
Statutory bodies responses to date	<ul style="list-style-type: none"> • Broseley and Barrow: Impacts on the conservation area and its setting. World Heritage Site boundary to north.

Site Assessment Summary

Conclusion

Potential windfall site	n/a
Realistic site	No – recent refusal for housing may be subject to appeal. Town centre location limits potential employment uses.

Recommendation

Preferred option	No for employment because site is likely to be developed for housing (planning reference 12/02108/FUL)
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.

Broseley: 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.