

## Church Stretton: Submission

### Stage 1 Assessment

#### Summary Sheet

#### Housing sites Church Stretton

Site Ref	Site Name	Progressed to Stage 2	Comments
CSTR001	Windsor Place, Churchill Road	No	Committed site - housing development has already commenced
CSTR002	Land at the rear of Church Stretton School	No	Committed site - housing development has already commenced.
CSTR003	Land between A49 north and railway line	No	Not well related to current development boundary. Also promoted for employment as ELR050
CSTR004	Land at Rabbit Burrow, Trevor Hill	Yes	
CSTR005	Land off Burway Road	Yes	
CSTR006	Land at the edge of Rectory Field off Burway Road	No	Less than 0.2 ha in size. However, site is within development boundary so is a potential windfall site.
CSTR007	Land at Tiger Hall	Yes	Site contains Ancient Woodland. That part of the site outside the Ancient Woodland is progressed for further assessment.
CSTR008	Long Mynd Hotel golf course, Cunnery Lane	Yes	
CSTR009	Land fronting Ludlow Road	Yes	
CSTR010	Adj. Ringing Stones, Cunnery Road	No	Less than 0.2 ha in size.
CSTR011	Fire Station BT Police Sandford Avenue	No	Within development boundary so is a potential windfall site.
CSTR012	The Wetlands	No	A significant part of the site and part of the access road are in Flood Zone 3
CSTR013	Land south of Continental Fires	Yes	Promoted for employment use only as ELR051
CSTR014	Land adjacent to the school	Yes	Part of site also known as ELR078 (Springbank Farm)
CSTR015	Land at Brockhurst	No	The site does not adjoin the development boundary and is not well related to Church Stretton
CSTR016	Crown Carpets, Burway Road	No	Less than 0.2 ha in size and not promoted. However, site is within development boundary so is a potential windfall site.
CSTR017	Land NW of Gaerstone Farm inc reservoir	Yes	
CSTR018	School playing fields	Yes	Also promoted for employment as ELR052
CSTR019	The Leasowes	Yes	
CSTR020	Snatchfields	Yes	
CSTR021	Land at Gaerstones Farm, Sandford	Yes	

### Church Stretton: Submission

	Avenue		
<b>CSTR022</b>	Land off Sandford Avenue adj. the Leasowes	Yes	
<b>CSTR023</b>	Hazler Hill Farm, Hazler Road	Yes	
<b>CSTR024</b>	Church Stretton Car Sales, Burway Rd	<b>No</b>	Less than 0.2 ha in size and not promoted. However, site is within development boundary so is a potential windfall site.
<b>CSTR025</b>	Bank House land, Longhills Road	<b>No</b>	Not promoted. Within development boundary so is a potential windfall site.
<b>CSTR027</b>	New House Farm	Yes	
<b>CSTR028</b>	Land adjacent to Woodbank House	Yes	
<b>CSTR029</b>	Land between Watling Street and Cwms Lane	Yes	
<b>CSTR030</b>	Land at Trevor Hill	Yes	
<b>CSTR031</b>	Land at Trefnant	Yes	

### Employment Sites Church Stretton

Site Ref	Site Name	Progressed to Stage 2	Comments
ELR050	Land between A49 north and railway line	<b>No</b>	Not well related to current development boundary. Also promoted for housing as CSTR003
ELR051	Land south of Continental Fires	Yes	Although site separated from development boundary by CSTR028/10 (land adjacent to Woodbank House) it is still well related to the town. Site also known as CSTR013
ELR052	School playing fields	Yes	Also promoted for housing as CSTR018
ELR070	West of New House Farm	Yes	Site not well related to development boundary but promoted for employment in combination with housing site (CSTR027, New House Farm). Associated proposals for tourism, leisure and sporting facilities on land between the two sites.
ELR078	Springbank Farm	Yes	Site not well related to development boundary but it is promoted for employment as part of a larger scheme to replace sporting and recreational facilities on the adjacent CSTR014 (land adjacent to the school, of which it was originally part) arising from the proposed development of CSTR018 (school playing fields). Part of the site adjacent to the railway line is in Flood Zone 3

## Church Stretton: Submission

### Notes for the detailed site assessment sheets

#### Stage 1 assessment sheets: Note 1

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

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

1. 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.
2. Sensitivity assessment based on the relevant Landscape Description Unit in the Shropshire Landscape Character Assessment

#### 3. and 4. Designated sites and their buffer zones

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m
Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

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

1. Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.
2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.

**Church Stretton: Submission  
Housing Site Assessments: Stage 1**

**Stage 1 Site Assessment: Church Stretton**

<b>Site ref: CSTR001</b>		<b>Site Name: Windsor Place, Churchill Road</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Permission granted on 02.12.11 for 26 dwellings (7 affordable). Application ref no 11/03160/FUL
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 wholly within Church Stretton development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation:** Site **not** progressed to Stage 2 assessment as development has already commenced.

**Church Stretton: Submission**

**Stage 1 Site Assessment: Church Stretton**

Site ref: CSTR002		Site Name: Land at the rear of Church Stretton 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	Y	Three current planning permissions on site: SS2008/20328, SS2008/21397 and 09/02908/FUL. Construction of affordable housing and sheltered accommodation to replace Windsor Place (CSTR001) underway
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 adjacent to current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	Coppice Leasowes Local Nature Reserve is separated from the eastern boundary of the site by the railway line
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation:** Site **not** progressed to Stage 2 as development has already commenced.

## Church Stretton: Submission

### Stage 1 Site Assessment: Church Stretton

Site ref: CSTR003 (also ELR050)		Site Name: Land between A49 north and railway line	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site approximately 375m from current development boundary. Site separated from Church Stretton by Coppice Leasowes Local Nature Reserve.
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	Coppice Leasowes Local Nature Reserve adjacent to site in south.
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	The whole western edge of the site lies within Flood Zone 3 but the site would be developable if this was excluded.
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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

**Church Stretton: Submission****Stage 1 Site Assessment: Church Stretton**

<b>Site ref: CSTR004</b>		<b>Site Name: Land at Rabbit Burrow, Trevor Hill</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjacent to current development boundary to east
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	Site adjacent to Long Mynd SSSI to west
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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

**Church Stretton: Submission****Stage 1 Site Assessment: Church Stretton**

<b>Site ref: CSTR005</b>		<b>Site Name: Land off Burway Road</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Small parts of site (to north) within current development boundary, remainder of site 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	Site adjacent to Long Mynd SSSI to west
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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



## Church Stretton: Submission

### Stage 1 Site Assessment: Church Stretton

Site ref: CSTR006		Site Name: Land at the edge of Rectory Field, off Burway Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site 0.17ha
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 entirely within development boundary of town so could come forward via windfall rather than an allocation.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation:** Site **not** progressed to Stage 2 as less than 0.2 ha in size but within development boundary so is a potential windfall site.

**Church Stretton: Submission****Stage 1 Site Assessment: Church Stretton**

<b>Site ref: CSTR007</b>		<b>Site Name: Land at Tiger Hall</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site not adjacent to current development boundary but well related to town as situated off Cunnergy Road.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	North western boundary of site adjacent to Long Mynd SSSI
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	Site partly within Ancient Woodland but remainder of site still developable
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation:** That part of the site outside Ancient Woodland progressed to Stage 2 assessment.

**Church Stretton: Submission****Stage 1 Site Assessment: Church Stretton**

<b>Site ref: CSTR008</b>		<b>Site Name: Long Mynd Hotel golf course, Cunnery Lane</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site not adjacent to current development boundary but well related to town as situated off Cunnery Road.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	Site in close proximity (30m) of Long Mynd SSSI
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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

<b>Site ref: CSTR009</b>		<b>Site Name: Land fronting Ludlow Road</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented		
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 adjacent to current development boundary and in gap between houses.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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

**Church Stretton: Submission**

**Stage 1 Site Assessment: Church Stretton**

Site ref: CSTR0010		Site Name: Adj to Ringing Stones, Cunnery Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site 0.14 hectares
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 adjacent to development boundary of Church Stretton
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation:** Site **not** progressed to Stage 2 as it is less than 0.2 ha in size.

**Church Stretton: Submission**

**Stage 1 Site Assessment: Church Stretton**

Site ref: CSTR011		Site Name: Fire Station BT Police Sandford Avenue	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Site currently occupied by Fire Station, Police Station and telephone exchange so any allocation would comprise a re-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.	N	Site entirely within development boundary of town so could come forward via windfall rather than an allocation.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation:** Site **not** progressed to Stage 2 assessment as it is within development boundary so is a potential windfall site.

## Church Stretton: Submission

### Stage 1 Site Assessment: Church Stretton

Site ref: CSTR012		Site Name: The Wetlands	
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 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 that the remainder is unlikely to be developable	Y	A significant part of site is within Flood Zone 3. Of those areas outside the flood zone, the southern section requires access through Flood Zone 3. The northern section comprises around 0.5 ha, out of a total 13.83 ha. The developable area is thus less than 5% of the total site area.
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation:** Site **not** progressed to Stage 2 as a significant part of it and the access road are in Flood Zone 3

**Church Stretton: Submission****Stage 1 Site Assessment: Church Stretton**

<b>Site ref: CSTR013 (also ELR051)</b>		<b>Site Name: Land south of Continental Fires</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site separated from development boundary by Continental Fires (Churchway Business Centre) site,
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted for employment use only

**Recommendation:** Site progressed to Stage 2 assessment for **employment use only** (as ELR051)



**Church Stretton: Submission****Stage 1 Site Assessment: Church Stretton**

<b>Site ref: CSTR014 (part of site also ELR078)</b>		<b>Site Name: Land adjacent to the school</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site outside current settlement boundary but adjacent to site CSTR002 which is currently under development.
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	Part of site along eastern boundary is in Flood Zone 3 but remainder of site considered developable
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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

**Church Stretton: Submission**

**Stage 1 Site Assessment: Church Stretton**

Site ref: CSTR015		Site Name: Land at Brockhurst	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site not adjoining development boundary and not well related to Church Stretton.
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	Access to site is currently through Flood Zone 3
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation:** Site **not** progressed to Stage 2 as it does not adjoin the development boundary and is not well related to the town.

## Church Stretton: Submission

### Stage 1 Site Assessment: Church Stretton

Site ref: CSTR016		Site Name: Crown Carpets, Burway Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Size 0.07 hectares
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Site occupied by existing buildings
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site within current development boundary of Church Stretton so could come forward via windfall rather than an allocation.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	Y	Site not promoted

**Recommendation:** Site **not** progressed to Stage 2 as less than 0.2 ha in size and not promoted but within development boundary so is a potential windfall site.

**Church Stretton: Submission**

**Stage 1 Site Assessment: Church Stretton**

<b>Site ref: CSTR017</b>		<b>Site Name: Land NW of Gaerstone Farm inc reservoir</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjacent to current development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	Site adjacent to Helmeth Wood Ancient Woodland and Shropshire Wildlife Site.
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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

**Church Stretton: Submission****Stage 1 Site Assessment: Church Stretton**

<b>Site ref: CSTR018 (also ELR052)</b>		<b>Site Name: School playing fields</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjacent to current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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

<b>Site ref: CSTR019</b>		<b>Site Name: The Leasowes</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjacent to current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>		

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

**Church Stretton: Submission****Stage 1 Site Assessment: Church Stretton**

<b>Site ref: CSTR020</b>		<b>Site Name: Snatchfields</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjacent to development boundary on 3 sides – located in a gap between housing.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	

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

**Church Stretton: Submission****Stage 1 Site Assessment: Church Stretton**

<b>Site ref: CSTR021</b>		<b>Site Name: Land at Gaerstones Farm, Sandford Avenue</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site separated from development boundary by Sandford Avenue
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	Site adjacent to Helmeth Wood Ancient Woodland and Shropshire Wildlife Site.
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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



**Church Stretton: Submission**

**Stage 1 Site Assessment: Church Stretton**

<b>Site ref: CSTR022</b>		<b>Site Name: Land off Sandford Avenue adj The Leasowes</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Site currently in residential use with one dwelling in a large garden. Remainder of site recorded as grazing land. Permission granted in 2000 for the conversion of a coach house (behind the main house) into a dwelling. This is currently 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	Site adjacent 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 that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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

**Church Stretton: Submission****Stage 1 Site Assessment: Church Stretton**

<b>Site ref: CSTR023</b>		<b>Site Name: Hazler Hill Farm, Hazler Road</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>		

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

## Church Stretton: Submission

### Stage 1 Site Assessment: Church Stretton

Site ref: CSTR024		Site Name: Church Stretton Car Sales, Burway 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	Site occupied by existing buildings
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Entirely within development boundary so could come forward via windfall rather than an allocation.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	Y	Site not promoted

**Recommendation:** Site **not** progressed to Stage 2 as less than 0.2 ha in size and not promoted but within development boundary so is a potential windfall site.

**Church Stretton: Submission**

**Stage 1 Site Assessment: Church Stretton**

<b>Site ref: CSTR025</b>		<b>Site Name: Bank House land, Longhills Road</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site within current development boundary so could come forward via windfall rather than an allocation.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	Y	Site not promoted

**Recommendation:** Site **not** progressed to Stage 2 as not promoted but within development boundary so is a potential windfall site.

**Church Stretton: Submission****Stage 1 Site Assessment: Church Stretton**

<b>Site ref: CSTR027</b>		<b>Site Name: New House Farm</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site 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 that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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

**Church Stretton: Submission**

**Stage 1 Site Assessment: Church Stretton**

<b>Site ref: CSTR028</b>		<b>Site Name: Land adjacent to Woodbank House</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Part of site currently occupied by Woodbank House.
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 well related to the current development boundary - separated by A49 in the east and by the Street Meadow development to north. Railway line to the east.
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	Northernmost edge of site (0.05 ha or around 13%) is in Flood Zone 3. Remainder of site considered developable.
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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

**Church Stretton: Submission**

**Stage 1 Site Assessment: Church Stretton**

<b>Site ref: CSTR029</b>		<b>Site Name: Land between Watling Street and Cwms Lane</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjacent to development boundary at south-east corner
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	Site adjacent to Coppice Leasowes Local Nature Reserve
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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

**Church Stretton: Submission**

**Stage 1 Site Assessment: Church Stretton**

<b>Site ref: CSTR030</b>		<b>Site Name: Land at Trevor Hill</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site not adjacent to current development boundary but still well related to town. Adjacent to site CSTR004
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	Adjacent to Long Mynd SSSI
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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



## Church Stretton: Submission

### Stage 1 Site Assessment: Church Stretton

Site ref: CSTR031		Site Name: Land at Trefnant	
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 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 that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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

## Church Stretton: Submission

### Employment Site Assessments: Stage 1

#### Stage 1 Site Assessment: Church Stretton

Site ref: ELR050 (CSTR003)		Site Name: Land between A49 north and railway line	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site approximately 375m from current development boundary. Site separated from Church Stretton by Coppice Leasowes Local Nature Reserve.
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	Coppice Leasowes Local Nature Reserve adjacent to site in south.
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	The whole western edge of the site lies within Flood Zone 3 but the site would be developable if this was excluded.
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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

**Church Stretton: Submission****Stage 1 Site Assessment: Church Stretton**

<b>Site ref: ELR051 (also known as CSTR013)</b>		<b>Site Name: Land south of Continental Fires</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site separated from development boundary by CSTR028/10 but still well related to town
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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

**Church Stretton: Submission****Stage 1 Site Assessment: Church Stretton**

<b>Site ref: ELR052 (CSTR018)</b>		<b>Site Name: School playing fields</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjacent to current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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

**Church Stretton: Submission**

**Stage 1 Site Assessment: Church Stretton**

<b>Site ref: ELR070</b>		<b>Site Name: West of New House Farm</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site not well related to development boundary but promoted for employment in combination with New House Farm housing site (CSTR027). Associated proposals for tourism, leisure and sporting facilities on land between the two sites.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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

## Church Stretton: Submission

### Stage 1 Site Assessment: Church Stretton

Site ref: ELR078 (originally part of larger site CSTR014)		Site Name: Springbank Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site not well related to development boundary but promoted for employment as part of a larger scheme to replace sporting and recreational facilities on the adjacent CSTR014 (arising from the development of CSTR018).
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	Around a third of the site adjacent to the railway line is in Flood Zone 3 but if this is excluded the remainder of the site is still developable.
9	Site not currently promoted <sup>1</sup>	N	Site promoted

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

**Church Stretton: Submission**  
**Housing Site Assessments: Stage 2a**

Site Assessment: Stage 2a

Settlement: Church Stretton

Site ref: CSTR004		Site Name: Land at Rabbit Burrow, Trevor Hill		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	Site within 480m of a bus stop with a regular service
2	Primary school within 480m of site boundary	-/+	+	Site within 480m of primary school
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			Parts of southern 'tail end' of site within 480m of natural and semi-natural open space, amenity green space and children's play area.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high <sup>2</sup>	-	-	Majority of site (72%) has high landscape sensitivity, 28% of site (to north east) has moderate landscape sensitivity
	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	-	Scheduled Ancient Monument 19173: Enclosure and building platform on Nover's Hill, 250m east of Cwmdale Farm, within 300m of site boundary
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	0	

## Church Stretton: Submission

Site ref: CSTR004		Site Name: Land at Rabbit Burrow, Trevor Hill		
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	Site adjacent to the Church Stretton Conservation Area
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Whole of site within 500m of Long Mynd SSSI
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	All but southern 'tail end' of site covered by group TPO
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site on grade 5 agricultural land
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	



**Church Stretton: Submission**

**Site Assessment: Stage 2a**

**Settlement: Church Stretton**

Site ref: CSTR005		Site Name: Land off Burway Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	Majority of site within 480m of a bus stop with a regular service
2	Primary school within 480m of site boundary	-/+	-	Very small slither of north-eastern boundary of site just within 480m distance for primary school
3a	<b>Site wholly or partly within:</b>			Site immediately adjacent to Rectory Wood and Field - a Countryside Site owned and managed by Shropshire Council
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			Site is within 480m of several areas of natural and semi-natural open space and amenity green space. Two very small parts (comprising less than 2% of the total site area) in the north-eastern most parts of the site lie just within 480m of a children's play area
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	-	Around 73% of the site (1.3ha) has high landscape sensitivity.
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	--	The whole site lies within the Church Stretton Conservation Area
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0		

## Church Stretton: Submission

Site ref: CSTR005		Site Name: Land off Burway Road		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Site lies within 500m of the Long Mynd SSSI and within 500m of Ancient Woodland
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	Site adjacent to Rectory Wood group TPO
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site is on Grade 4 agricultural land
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	

**Church Stretton: Submission**

**Site Assessment: Stage 2a**

**Settlement: Church Stretton**

Site ref: CSTR007		Site Name: : Land at Tiger Hall (part of site, excluding ancient woodland)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	Around 1.6ha of site (42%) in the southern section is within 480m of a bus stop with a regular service
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			Around 3.2ha (84%) of the site (the northern section) lies within an area of natural and semi natural open space. The site is also adjacent to Rectory Wood and Field - a Countryside Site owned and managed by Shropshire Council.
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	-	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			Site within 480m of several areas of natural and semi-natural open space as well 2 areas of amenity green space, but see 3a as majority of site is actually within an area of natural/semi natural open space.
	▪ a local park or garden	-/+	0	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	-	The whole site has high landscape sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	The site is within 300m of a Conservation Area.

## Church Stretton: Submission

Site ref: CSTR007		Site Name: : Land at Tiger Hall (part of site, excluding ancient woodland)		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	The site is within 500m of the Long Mynd SSSI and also 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 <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site is on Grade 4 agricultural land
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	

**Church Stretton: Submission**

**Site Assessment: Stage 2a**

**Settlement: Church Stretton**

Site ref: CSTR008		Site Name: Long Mynd Hotel golf course, Cunnery Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	Site within 480m of a bus stop with a regular service
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			Site within 480m of several areas of natural and semi-natural open space as well 2 areas of amenity green space.
	▪ 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 <sup>2</sup>	-	-	The whole site has high landscape sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	Site within 300m of the Church Stretton Conservation Area

## Church Stretton: Submission

Site ref: CSTR008		Site Name: Long Mynd Hotel golf course, Cunnery Lane		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	The site is within 500m of the Long Mynd SSSI and also 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 <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site is on Grade 4 agricultural land
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	

**Church Stretton: Submission**

**Site Assessment: Stage 2a**

**Settlement: Church Stretton**

Site ref: CSTR009		Site Name: Land fronting Ludlow Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	Site within 480m of a bus stop with a regular service
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			The site is within 480m of an area of natural or semi-natural open space.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	0	No information
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	Site within 300m of the Church Stretton Conservation Area.

## Church Stretton: Submission

Site ref: CSTR009		Site Name: Land fronting Ludlow Road		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	The site is within 500m of the Long Mynd SSSI and also within 500m of Ancient Woodland
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	Site covered by a Group TPO
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site is on Grade 4 agricultural land
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	



## Church Stretton: Submission

### Site Assessment: Stage 2a

Settlement: Church Stretton

Site ref: CSTR014 (part of site also ELR078)		Site Name: Land adjacent to the school		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	Site within 480m of a bus stop with a regular service
2	Primary school within 480m of site boundary	-/+	+	Site within 480m of primary school
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			Site within 480m of all sports and recreational facilities except amenity green space.
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high <sup>2</sup>	-	+	Site has low landscape sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	Approximately 13% (0.76 ha) of western edge of site within 300m of a Conservation Area

## Church Stretton: Submission

Site ref: CSTR014 (part of site also ELR078)		Site Name: Land adjacent to the school		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Approximately 27% (1.51ha) of eastern edge of site is within 100m of Coppice Leasowes Local Nature Reserve
8	Tree Preservation Order (either single or group) within the site boundary	-/0		
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0		
10	Part of the site is within Flood Zone 3	-	-	Part of the site adjacent to the railway line is in Flood Zone 3
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site on Grade 3 agricultural land
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	

**Church Stretton: Submission**

**Site Assessment: Stage 2a**

**Settlement: Church Stretton**

Site ref: CSTR017		Site Name: Land NW of Gaerstones Farm, inc reservoir		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	-	Landscape sensitivity high
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	

## Church Stretton: Submission

Site ref: CSTR017		Site Name: Land NW of Gaerstones Farm, inc reservoir		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Site is within 500m of Ancient Woodland and 250m of a Wildlife Site
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	Adjacent to Helmeth Hill woodland Group TPO
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site on Grade 4 agricultural land
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	

**Church Stretton: Submission**

**Site Assessment: Stage 2a**

**Settlement: Church Stretton**

Site ref: CSTR018 (ELR052)		Site Name: School playing fields		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	Site within 480m of a bus stop with a regular service
2	Primary school within 480m of site boundary	-/+	+	Site within 480m of primary school
3a	<b>Site wholly or partly within:</b>			This is one of the school's playing fields
	▪ 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	-	
3b	<b>Site more than 480m from:</b>			The eastern part of the site is within 480m of an area of natural and semi-natural open space and the majority of the site is within 480m of a children's play area.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	0	No information
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	Site adjacent to the Church Stretton Conservation Area

## Church Stretton: Submission

Site ref: CSTR018 (ELR052)		Site Name: School playing fields		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Site is within 500m of the Long Mynd SSSI
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	The southern third of the site is on Grade 3 agricultural land
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	+	Records show that a small area of the site (less than 1 ha) was used for electricity distribution between 1970 and 1996

**Church Stretton: Submission**

**Site Assessment: Stage 2a**

**Settlement: Church Stretton**

Site ref: CSTR019		Site Name: The Leasowes		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			The western half of the site is within 480m of natural and semi-natural open space but the site is otherwise more than 480m from sporting or recreational facilities
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	+	The site has low landscape sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	

## Church Stretton: Submission

Site ref: CSTR019		Site Name: The Leasowes		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	The whole site is within 500m of Ancient Woodland and its eastern half is within 250m of a Wildlife Site
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Site is in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site is on Grade 4 agricultural land
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	



**Church Stretton: Submission**

**Site Assessment: Stage 2a**

**Settlement: Church Stretton**

Site ref: CSTR020		Site Name: Snatchfields		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	The northern half of the site is within 480m of a bus stop with a regular service
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			The site is within 480m of a local park or garden
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	0	No information
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	

## Church Stretton: Submission

Site ref: CSTR020		Site Name: Snatchfields		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	The very south-eastern tip of the site is adjacent to Plocks Coppice which is covered by a Group TPO
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site is in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site is on Grade 4 agricultural land
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	

**Church Stretton: Submission**

**Site Assessment: Stage 2a**

**Settlement: Church Stretton**

Site ref: CSTR021		Site Name: Land at Gaerstones Farm, Sandford Avenue		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			Site is more than 480m from sporting and recreational facilities
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	-	The site has a high landscape sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	

## Church Stretton: Submission

Site ref: CSTR021		Site Name: Land at Gaerstones Farm, Sandford Avenue		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	The site is within 500m of Ancient Woodland and within 250m of a Wildlife Site
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	The site is on Grade 4 agricultural land
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	

**Church Stretton: Submission**

**Site Assessment: Stage 2a**

**Settlement: Church Stretton**

Site ref: CSTR022		Site Name: Land off Sandford Avenue adj. the Leasowes		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			The site is more than 480m from sporting and recreational facilities
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	-	Approximately two thirds of the site (the eastern portion) has a high landscape sensitivity, the remainder has low
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	

## Church Stretton: Submission

Site ref: CSTR022		Site Name: Land off Sandford Avenue adj. the Leasowes		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	The site is within 500m of Ancient Woodland and within 250m of a Wildlife Site
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	The site is in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	The site is on Grade 4 agricultural land
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	+	There are two areas of less than 1 hectare each which are recorded as being filled in ponds between 1840 and 1897

**Church Stretton: Submission**

**Site Assessment: Stage 2a**

**Settlement: Church Stretton**

Site ref: CSTR023		Site Name: Hazler Hill Farm, Hazler Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	-	The majority of the site has high landscape sensitivity (there is no information for approx 8% of the northern edge of the site).
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	

## Church Stretton: Submission

Site ref: CSTR023		Site Name: Hazler Hill Farm, Hazler Road		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	The site is 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 <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site is in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site is on Grade 4 agricultural land
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	+	The site contains a previous quarry of less than 1ha in size, dated from 1889



**Church Stretton: Submission**

**Site Assessment: Stage 2a**

**Settlement: Church Stretton**

Site ref: CSTR027		Site Name: New House Farm		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			The western half of the site is within 480m of a local park or garden, a children's play area and a young person's recreational facility. Most of the site is also within 480m of natural or semi-natural open space
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high <sup>2</sup>	-	+	All but a very small part of the site (to the east, where it is high) has low landscape sensitivity.
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	

## Church Stretton: Submission

Site ref: CSTR027		Site Name: New House Farm		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	The eastern third of the site is within 250m of a Wildlife Site
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	The site is in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	The western third of the site is on Grade 3 agricultural land and the remainder is on Grade 4
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	

**Church Stretton: Submission**

**Site Assessment: Stage 2a**

**Settlement: Church Stretton**

Site ref: CSTR028		Site Name: Land adjacent to Woodbank House		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			The site is more than 480m from sporting and recreational facilities
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	0	No information
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	

### Church Stretton: Submission

<b>7</b>	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	The site is within 500m of Ancient Woodland and within 250m of a Wildlife Site
<b>8</b>	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
<b>10</b>	Part of the site is within Flood Zone 3	-	0	The northern quarter of the site is within Flood Zone 2, the remainder is in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	The site is on Grade 4 agricultural land
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

**Church Stretton: Submission**

**Site Assessment: Stage 2a**

**Settlement: Church Stretton**

Site ref: CSTR029		Site Name: Land between Watling Street and Cwms Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	The south- western part of the site is within 480m of a bus stop with a regular service
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high <sup>2</sup>	-	+	Sensitivity low
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	

## Church Stretton: Submission

Site ref: CSTR029		Site Name: Land between Watling Street and Cwms Lane		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Ancient woodland within 500m and a Local Nature Reserve within 100m
8	Tree Preservation Order (either single or group) within the site boundary	-/0		
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	The south-western half of the site is on Grade 3 agricultural land, the remainder is on Grade 4
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	+	Small area (less than 1ha) of general quarrying recorded in 1883

**Church Stretton: Submission**

**Site Assessment: Stage 2a**

**Settlement: Church Stretton**

Site ref: CSTR030		Site Name: Land at Trevor Hill		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	Site within 480m of a bus stop with a regular service
2	Primary school within 480m of site boundary	-/+	+	Site within 480m of primary school
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			The site is more than 480m from sporting and recreational facilities
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	-	The site has high landscape sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	The site is within 300m of a Conservation Area

### Church Stretton: Submission

<b>7</b>	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	The site is within 500m of the Long Mynd SSSI
<b>8</b>	Tree Preservation Order (either single or group) within the site boundary	-/0	-	The whole of the site is covered by a group TPO
<b>9</b>	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
<b>10</b>	Part of the site is within Flood Zone 3	-	+	The site is within Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	The site is on Grade 5 agricultural land
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	



**Church Stretton: Submission**

**Site Assessment: Stage 2a**

**Settlement: Church Stretton**

Site ref: CSTR031		Site Name: Land at Trefnant		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			Site within Old Rectory Wood area of natural and semi-natural open space
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	-	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	-	Landscape sensitivity high
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	Site adjacent to Conservation Area

## Church Stretton: Submission

Site ref: CSTR031		Site Name: Land at Trefnant		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Site within 500m of Long Mynd SSSI and within 500m of several Ancient Woodlands
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site on Grade 4 agricultural land
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	+	There is a former quarry in the north of the site

**Church Stretton: Submission  
Housing Site Assessments: Stage 2b**

<b>Site Ref: CSTR004</b>		<b>Site Name: Land at Rabbit Burrow, Trevor Hill</b>	
<b>Size (ha)</b>	2.65		
<b>Indicative capacity</b>	80		
<b>General location</b>	West of the A49, north of the town centre and adjacent to the Church Stretton Golf Club course. This is a split site in an elevated position consisting of a small thin section to west of Trevor Hill and a mushroom shaped site to the north. Access to the northern section is via a footpath called Rabbit Burrow which continues out to Cwmdale, one of the steep Long Mynd batch valleys. Only the middle, rectangular part of the site is adjacent to the development boundary.		
<b>Brownfield or Greenfield</b>	Greenfield		
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No		
<b>Current use</b>	Woodland		
<b>Topography</b>	Both sections of the site are very steeply sloping, rising sharply towards the Long Mynd plateau to the west.		
<b>Adjoining land uses and boundary features</b>	The northern section has open moorland to the north and north-east with residential in the south east, woodland to the south and the Church Stretton Golf Club to the west. The narrow southern section has woodland to the north and north –east, Links Road to the east, and the golf course to the west. Boundaries comprise fences and woodland.		
<b>Local highway capacity/ constraints</b>	The vehicular access is too steep and narrow to accommodate development on this site. Similarly, the site location does not offer acceptable pedestrian and cycle access.		
<b>Other critical infrastructure constraints<sup>1</sup></b>	Church Stretton Place Plan (2011-2012) <i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company’s sewer network plans to allow issues to be addressed in a timely manner.		
<b>Inherent landscape character<sup>2</sup></b>	<p>The northern part is characterised by dense mature mixed woodland, the southern portion has more open woodland.</p> <p>The South Shropshire Landscape Sensitivity and Capacity Mapping report (references SSCS1-84 and SSCS1-85) records the southern part of the site as a having <b>high-medium landscape sensitivity</b>. It states that “<i>the woodland, dominated by a stand of strong conifers, overall acts as a setting and backcloth to the settlement and existing housing is highly visible within it in views from the valley floor including the A49 road and railway. The area is intrinsically very sensitive and existing housing is beginning to visually overpower the woodland and reduce the quality of the town’s setting.</i>” The report considers that “<b><i>the site does not have capacity for housing as the threshold for more housing along the wooded slope has been reached.</i></b>”</p> <p>The stage 2a assessment shows that the site is within a Landscape</p>		

## Church Stretton: Submission

Site Ref: CSTR004		Site Name: Land at Rabbit Burrow, Trevor Hill
	Description Unit with <b>high sensitivity</b> and that a smaller area of land along the north-east edge is within a Unit of <b>moderate sensitivity</b> .	
<b>Planning history or designations</b>	Within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). No previous or current planning applications. The Inspector's report on the inquiry into the 2004-2011 Local Plan commented that development here would be seen as an intrusion into the AONB.	
<b>Land ownership, land agreements and delivery statements</b>	No legal or ownership constraints. The agent is Fox Associates, Church Stretton.	
<b>Access to services/employment areas</b>	The site is within easy walking distance of the schools and a bus stop with a regular service, but not the town centre or the main employment area. A public footpath runs along the southern boundary of the site.	
<b>Other constraints</b>	None known	
<b>General site related benefits</b>	None identified	
<b>Transport and Highways related benefits</b>	None identified	
<b>Strategic fit</b>	Nothing identified	
<b>Other relevant information</b>	Services and a road have been constructed to serve the site in the past and the land was proposed for development whilst in the ownership of the Church Stretton Land Company (1897).	

Comments from internal consultees, plus Environment Agency site specific comments	
<b>Heritage</b>	Development on the site may affect both the setting of a Scheduled Ancient Monument - an enclosure and building platform on Nover's Hill - and the setting of the Church Stretton Conservation Area. Notwithstanding this, an archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
<b>Biodiversity</b>	The site is adjacent to the Long Mynd SSSI and Natural England would need to be consulted at the planning application stage. It is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17. There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Dormouse</li> </ul>
<b>Trees</b>	This site forms prominent skyline woodland and the majority is covered by a Group Tree Preservation Order. Tree Officers do not recommend this site for development.
<b>Environmental Health</b>	No comments received for this site
<b>Drainage: Watercourse flooding</b>	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded or reported to date and no parts of the site are in either Flood Zone 3a or 3b.
<b>Drainage: Surface water flooding</b>	This site is not at risk from surface water flooding
<b>Drainage: Groundwater flooding</b>	There is a moderate risk (between 25 and 50%) of groundwater flooding.

## Church Stretton: Submission

<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.
<b>Countryside</b>	No comments received for this site.
<b>Environment Agency</b>	Site acceptable

<b>Site Ref: CSTR004</b>		<b>Site Name: Land at Rabbit Burrow, Trevor Hill</b>	
<b>Community consultation response</b>	This site was identified as being valued by 4% of respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation. Responses to question B6 (asking for a preferred direction for growth) did not favour development on this site.		
<b>Statutory bodies responses to date</b>	None specific to this site		

### Site Assessment Summary

This site is in two parcels, adjacent to the Church Stretton Golf course. It lies to the northwest of the town centre on the eastern slopes of the Long Mynd. The majority of the site is very steeply sloping and covered in mature woodland. Access is via a footpath at the end of Trevor Hill/Links Road. This road has a tight bend and is also very steep in places.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport the primary school, three out of the five amenities and facilities and flood risk. It is negative for landscape sensitivity (which is high), proximity to the Nover's Hill Scheduled Ancient Monument, the Church Stretton Conservation Area and the Long Mynd Site of Special Scientific Interest (SSSI). The assessment also shows that all but the southern end of the site is covered by a group Tree Preservation Order. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment shows the following significant constraints: vehicular, pedestrian and cycle access; landscape sensitivity; the location of the site with respect to the setting of both the Nover's Hill Scheduled Ancient Monument and the setting of the Church Stretton Conservation Area; and the group Tree Preservation Order combined with the prominent skyline woodland. Community consultation responses to SAMDev Issues and Options did not favour development.

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>No.</b> The overall poor sustainability of the site, the significant constraints identified by the Stage 2b assessment and the lack of community support for development mean that this site is not considered to be a realistic option for allocation.

### Recommendation

<b>Preferred option</b>	<b>Not recommended for allocation</b>
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## Church Stretton: Submission

Site Ref: CSTR005		Site Name: Land off Burway Road
Size (ha)	1.8 ha	
Indicative capacity	54	
General location	West of the A49 and off the Burway Road to the south, before the cattle grid onto the Long Mynd. The site comprises a narrow strip of land between the existing houses on Burway Road and Rectory Wood. Access is a narrow strip of land between two houses on Burway Road. The site is adjacent to the current development boundary.	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No	
Current use	Rough grassland (formerly grazed by horses) with scattered mature trees.	
Topography	Steeply sloping in western section (west to east), giving way to a gentler slope to east. Also gently sloping north to south. The combined effect is a natural bowl, narrowing to the east.	
Adjoining land uses and boundary features	Town Brook runs along the eastern half of the southern boundary and separates the site from Rectory Wood. The wood then forms the remainder of the southern boundary. To the west, the site is bounded by a hedge with mature trees, beyond which lies the moorland of the Long Mynd. The northern and eastern boundaries comprise existing housing.	
Local highway capacity/ constraints	The existing access is acceptable, but needs improvement. Cycle and pedestrian access could be made acceptable should development take place.	
Other critical infrastructure constraints <sup>1</sup>	Church Stretton Place Plan (2011-2012) <i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner.	
Inherent landscape character <sup>2</sup>	The site is generally open grassland with a secluded aspect, being contained between existing development and Rectory Wood. The South Shropshire Landscape Sensitivity and Capacity Mapping report does not cover this site. The stage 2a assessment shows that the site is within a Landscape Description Unit with <b>high landscape sensitivity</b> .	
Planning history or designations	Within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). No previous or current planning applications The Inspector's report on the inquiry into the 2004-2011 Local Plan commented on development in the northern part of the site, saying that this would not have a major impact on the townscape or AONB although it would be noticeable from well used recreational paths.	
Land ownership, land agreements and delivery statements	No legal or ownership constraints. The agent is Fox Associates, Church Stretton.	
Access to services/employment	The site is within easy walking distance of the school, the town centre and the main employment area but not a bus stop with a regular service or the	

## Church Stretton: Submission

Site Ref: CSTR005		Site Name: Land off Burway Road
areas	schools. There are no public footpaths either in the site or along the boundaries.	
Other constraints	None known	
General site related benefits	None identified.	
Transport and Highways related benefits	None identified	
Strategic fit	Nothing identified	
Other relevant information	None known	

Comments from internal consultees, plus Environment Agency site specific comments	
<b>Heritage</b>	This site is within the Church Stretton Conservation Area and adjacent to Rectory Wood. Development would affect the setting of the grounds around the Old Rectory - an historic designed landscape of at least regional significance. Notwithstanding this, an archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
<b>Biodiversity</b>	The site is adjacent to the Long Mynd SSSI, so Natural England would need to be consulted at the planning application stage. It is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17. There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Dormouse</li> </ul>
<b>Trees</b>	Trees will be a significant constraint to development on this site. The adjacent Rectory Wood is covered by a Tree Preservation Order so shading and proximity will be an issue and there are also important trees within the site itself.
<b>Environmental Health</b>	No comments received for this site
<b>Drainage: Watercourse flooding</b>	A watercourse (Town Brook) runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date, although two reports have been made to the Flood Forum. No part of the site is in either Flood Zone 3a or 3b.
<b>Drainage: Surface water flooding</b>	The lower part of the site, along the line of Town Brook, is susceptible to surface water flooding
<b>Drainage: Groundwater flooding</b>	The site has a low risk of groundwater flooding (less than 25%).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.
<b>Countryside</b>	The adjacent Rectory Wood is a popular and well visited site and an important tourist asset for Church Stretton. It is also an important gateway to The Long Mynd from the town. Visitor surveys consistently show that the main reason people value the wood is for the quiet enjoyment of a very attractive piece of countryside. Development on CSTR005 is likely to significantly reduce this experience of quiet,

## Church Stretton: Submission

	relaxed recreation. Also, a recent Lottery funded project has revealed detail about the historic importance of Rectory Wood as a Capability Brown landscape. The central basis of the design was a series of walks through the wood which, at strategic points, revealed different and specific views and vistas. Shropshire Council's Countryside Service intends to re-create some of these views and restore, as far as reasonable and practical, the original flavour of Brown's intended experience. The development of CSTR005 would destroy one of the views from the path along northeast side of the wood, which looks into the "natural amphitheatre" created by the topography of this site.
<b>Environment Agency</b>	No comments received for this site.

<b>Site Ref: CSTR005</b>		<b>Site Name: Land off Burway Road</b>	
<b>Community consultation response</b>	Around 13% of respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation felt that the adjacent Rectory Wood and Field should be protected from development. Responses to question B6 (asking for a preferred direction for growth) were not in favour of development on this site.		
<b>Statutory bodies responses to date</b>	None specific to this site		

## Site Assessment Summary

This site lies between Burway Road and Rectory Wood, behind the existing line of houses. It forms a natural bowl with steeper slopes to the west giving way to more gentle slopes to the east. Town Brook runs along part of the eastern boundary of the site and Rectory Wood is adjacent to this. Access is via a gap between two houses towards the top of Burway Road.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, two out of the five amenities and facilities and flood risk. It is negative for access to the primary school, the other two amenities and facilities, landscape sensitivity (which is high) and proximity to both an area of Ancient Woodland and the Long Mynd SSSI. The assessment also shows that the site lies within the Church Stretton Conservation Area. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment shows three significant constraints: development on this site would affect the setting of, and views from, Rectory Wood (an historic designed landscape of at least regional significance) the site has high landscape sensitivity and there are important trees within and adjacent to the site. Community consultation responses to SAMDev Issues and Options did not favour development.

## Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>No.</b> The overall poor sustainability of the site, the significant constraints identified by the Stage 2b assessment and lack of community support for development mean that this site is not considered to be a realistic option for allocation.

## Recommendation

<b>Preferred option</b>	<b>Not recommended for allocation</b>
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## Church Stretton: Submission

<b>Site Ref: CSTR007</b>	<b>Site Name: Land at Tiger Hall (part of site, excluding ancient woodland)</b>
<b>Size (ha)</b>	Excluding ancient woodland 2.6 (out of 3.83)
<b>Indicative capacity</b>	78
<b>General location</b>	West of the A49. At the end of Cunnery Lane, on the right after the Long Mynd Hotel. The site lies between Rectory Wood and Allen Coppice and is accessed off Cunnery Lane. It is outside the current development boundary of Church Stretton
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	The majority of the site is wooded but the eastern part has some areas of tall rough grassland.
<b>Topography</b>	Very steeply sloping west to east, levelling off towards Cunnery Road in the east.
<b>Adjoining land uses and boundary features</b>	Woodland to the north and south, moorland (the Long Mynd) to the south west and residential to the south east and north east. The boundary with Cunnery Lane comprises a stone wall behind a densely planted tall hedge of evergreen trees.
<b>Local highway capacity/ constraints</b>	The junction of Cunnery Lane and Ludlow Road is too poor and Cunnery Lane itself is too steep to accommodate development on this site. Similarly the site's location does not offer acceptable pedestrian and cycle access.
<b>Other critical infrastructure constraints<sup>1</sup></b>	Church Stretton Place Plan (2011-2012) <i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner.
<b>Inherent landscape character<sup>2</sup></b>	The site has a secluded feel being at the end of Cunnery Lane and surrounded by woodland. Visibility from the lane is impeded by the very tall evergreen hedge and stone wall. The level ground near the road quickly rises to very steep, wooded slopes, giving a very natural character. The stage 2a assessment shows that the site is within a Landscape Description Unit with <b>high landscape sensitivity</b> .
<b>Planning history or designations</b>	Within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). The lower section of land adjacent to Tiger Hall was refused planning permission for residential development in 1988 (988/316/P). The Inspector's report on the inquiry into the 2004-2011 Local Plan, when referring to the Longmynd Hotel and including the section of land between Tiger Hall and the woodlands, commented that there was no convincing reason to encompass this area within the settlement boundary.
<b>Land ownership, land agreements and delivery statements</b>	No legal or ownership constraints. The agent is Fox Associates, Church Stretton.
<b>Access to services/employment</b>	The site is within easy walking distance of a bus stop with a regular service but not the schools, the town centre or the main employment area. A public

## Church Stretton: Submission

<b>Site Ref: CSTR007</b>	<b>Site Name: Land at Tiger Hall (part of site, excluding ancient woodland) areas</b>
	footpath runs along the western boundary of the site.
<b>Other constraints</b>	None known
<b>General site related benefits</b>	None identified.
<b>Transport and Highways related benefits</b>	None identified
<b>Strategic fit</b>	Nothing identified
<b>Other relevant information</b>	None known

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	This site is within 300m of the Church Stretton Conservation Area and adjacent to Rectory Wood. Development would affect the setting of the grounds around the Old Rectory - an historic designed landscape of at least regional significance. Notwithstanding this, an archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
<b>Biodiversity</b>	The site is adjacent to the Long Mynd SSSI, so Natural England would need to be consulted at the planning application stage. It is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17. There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Dormouse</li> </ul>
<b>Trees</b>	Development may compromise the ecological integrity of the ancient woodland and the Forestry Commission will require a buffer of 50m between development and the woodland edge. The site also adjoins woodland covered by Tree Preservation Orders, at several points.
<b>Environmental Health</b>	No comments received for this site
<b>Drainage: Watercourse flooding</b>	There is a watercourse within 50m of the site boundary and this may require modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date and there is only 1 Flood Forum record. No parts of the site are in either Flood Zone 3a or 3b.
<b>Drainage: Surface water flooding</b>	The site is not susceptible to surface water flooding
<b>Drainage: Groundwater flooding</b>	The site has a low risk of groundwater flooding (less than 25%).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.
<b>Countryside</b>	The adjacent Rectory Wood is a popular and well visited site and an important tourist asset for Church Stretton. It is also an important gateway to The Long Mynd from the town. Visitor surveys consistently show that the main reason people value the wood is for the quiet enjoyment of a very attractive piece of countryside. Development on CSTR007 is likely to significantly reduce this experience of quiet,

## Church Stretton: Submission

	relaxed recreation. Also, a recent Lottery funded project has revealed detail about the historic importance of Rectory Wood as a Capability Brown landscape. The central basis of the design was a series of walks through the wood which, at strategic points, revealed different and specific views and vistas. Shropshire Council's Countryside Service intends to re-create some of these views and restore, as far as reasonable and practical, the original flavour of Brown's intended experience. The development of CSTR007 would seriously affect two views looking up Town Brook Hollow onto the Long Mynd. Part of the site also covers the original historic designed landscape which is now private land but was part of the rectory land at the time of Capability Brown.
<b>Environment Agency</b>	No comments received for this site.

<b>Site Ref: CSTR007 Site Name: Land at Tiger Hall (part of site, excluding ancient woodland)</b>	
<b>Community consultation response</b>	Around 13% of respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation felt that the adjacent Rectory Wood and Field should be protected from development. Responses to question B6 (asking for a preferred direction for growth) were not in favour of development on this site.
<b>Statutory bodies responses to date</b>	None specific to this site

### Site Assessment Summary

The site lies on the lower slopes of the Long Mynd, between Rectory Wood and Allen Coppice and to the north of the Long Mynd Hotel. It is accessed from Ludlow Road, via Cunnery Lane. The majority of the site is steeply sloping and wooded with a more level area of rough grassland towards Cunnery Lane in the east.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, two out of the five amenities and facilities and flood risk. It is negative for access to the primary school, the other three amenities and facilities, landscape sensitivity (which is high) and proximity to both the Church Stretton Conservation Area and an area of Ancient Woodland (this is within the site itself). The assessment also records a negative as the majority of the site lies within an area of natural and semi-natural open space. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment shows the following significant constraints: vehicular, pedestrian and cycle access; high landscape sensitivity (from the Stage 2a assessment); development may compromise the integrity of an area of Ancient Woodland and would also affect the setting of, and views from, Rectory Wood (an historic designed landscape of at least regional significance). Community consultation responses to SAMDev Issues and Options did not favour development on this site and also indicated that Rectory Wood should be protected from development.

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>No.</b> This site contains an area of Ancient Woodland for which a buffer of 50m would be needed. This would severely restrict the developable area to a thin strip along the northern and eastern boundaries. This coupled with the overall poor sustainability of the site, the significant constraints identified by the Stage 2b assessment and lack of community support for development mean that this site is not considered to be a realistic option for allocation.

## Church Stretton: Submission

### Recommendation

Preferred option	Not recommended for allocation
<b>Site Ref: CSTR008</b>	<b>Site Name: Long Mynd Hotel golf course, Cunnery Lane</b>
<b>Size (ha)</b>	0.3
<b>Indicative capacity</b>	9
<b>General location</b>	West of the A49. At the end of Cunnery Lane on the left and after the Long Mynd Hotel. Access is via Cunnery Lane and the site is outside the current development boundary of Church Stretton
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	Small 9 hole golf course for the Long Mynd Hotel.
<b>Topography</b>	Gently sloping on all sides to form a small bowl but levelling off towards Cunnery Road.
<b>Adjoining land uses and boundary features</b>	Some housing to the west, Allen Coppice woodland to the south, the Long Mynd Hotel to the east and Cunnery Lane to the north. Boundaries comprise fences, gardens and hedges.
<b>Local highway capacity/ constraints</b>	Vehicular access is not acceptable; the junction of Cunnery Lane and Ludlow Road is poor and Cunnery Lane itself is too steep. Similarly the site's location does not offer acceptable pedestrian and cycle access.
<b>Other critical infrastructure constraints<sup>1</sup></b>	Church Stretton Place Plan (2011-2012) <i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner.
<b>Inherent landscape character<sup>2</sup></b>	This is a semi-formal landscape, being laid out as a small golf course. It lies within a more natural landscape of steeply wooded slopes and is at the end of a quiet and secluded road. The stage 2a assessment shows that the site is within a Landscape Description Unit with <b>high landscape sensitivity</b> .
<b>Planning history or designations</b>	Within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). This site was part of a larger site for 26 holiday chalets which was refused permission in 1989 (1989/556/O).
<b>Land ownership, land agreements and delivery statements</b>	No legal or ownership constraints. The agent is Fox Associates, Church Stretton
<b>Access to services/employment areas</b>	The site is within easy walking distance of a bus stop with a regular service but not the schools, the town centre or the main employment area. There are no public footpaths either in the site or along the boundaries.
<b>Other constraints</b>	None known
<b>General site related benefits</b>	None identified.
<b>Transport and Highways related benefits</b>	None identified
<b>Strategic fit</b>	As an allocation this site would not make a significant contribution to meeting

## Church Stretton: Submission

<b>Site Ref: CSTR008</b>		<b>Site Name: Long Mynd Hotel golf course, Cunnery Lane</b>	
		the housing requirement in Church Stretton. Its strategic contribution is minimal.	
<b>Other relevant information</b>		None known	

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>			
<b>Heritage</b>		An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.	
<b>Biodiversity</b>		The site is adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17. There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Dormouse</li> </ul>	
<b>Trees</b>		The mature trees, and the woodland covered by Tree Preservation Orders on the site boundaries will impose proximity related constraints.	
<b>Environmental Health</b>		No comments received for this site	
<b>Drainage: Watercourse flooding</b>		There are no watercourses either in the site or within 50m, no historic or flood forum records of flooding and none of the site is within Flood Zones 3a or 3b.	
<b>Drainage: Surface water flooding</b>		The site is not at risk from surface water flooding.	
<b>Drainage: Groundwater flooding</b>		The site has a low risk of groundwater flooding (less than 25%).	
<b>Drainage: Suitability for SUDS</b>		Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.	
<b>Countryside</b>		No comments received for this site.	
<b>Environment Agency</b>		No comments received for this site.	

<b>Site Ref: CSTR008</b>		<b>Site Name: Long Mynd Hotel golf course, Cunnery Lane</b>	
<b>Community consultation response</b>		This site was not identified as being locally valued by respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation. Responses to question B6 (asking for a preferred direction for growth) were not in favour of development on this site.	
<b>Statutory bodies responses to date</b>		None specific to this site	

### Site Assessment Summary

The site lies at the end and to the left of Cunnery Lane and is currently used as a very small 9 hole golf course by the Long Mynd Hotel. It slopes gently on all sides to form a shallow bowl.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, two out of the five facilities and amenities and flood risk. It is negative for access to the other three facilities and amenities, landscape sensitivity (which is high) and proximity to the Church Stretton Conservation

### Church Stretton: Submission

Area, an area of Ancient Woodland and the Long Mynd SSSI. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment shows three significant constraints; vehicular, pedestrian and cycle access and high landscape sensitivity. Community consultation responses to SAMDev Issues and Options did not favour development.

#### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>No.</b> The overall poor sustainability of the site, the significant constraints identified by the Stage 2b assessment and the lack of community support for development mean that this site is not considered to be a realistic option for allocation

#### Recommendation

<b>Preferred option</b>	<b>Not recommended for allocation</b>
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## Church Stretton: Submission

Site Ref: CSTR009		Site Name: Land fronting Ludlow Road	
<b>Size (ha)</b>	0.44		
<b>Indicative capacity</b>	13		
<b>General location</b>	West of the A49 on the road south to Little Stretton from Church Stretton. The site adjoins Ludlow Road from Church Stretton (as it runs south to Little Stretton) and consists of gap between existing houses.		
<b>Brownfield or Greenfield</b>	Greenfield		
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No		
<b>Current use</b>	Woodland		
<b>Topography</b>	Very steeply sloping west to east.		
<b>Adjoining land uses and boundary features</b>	Residential to the east and west, Ludlow Road to the south and the grounds of the Long Mynd Hotel to the north. The boundaries consist of hedges, trees, a wall along the road frontage and a newly developed house to the west.		
<b>Local highway capacity/ constraints</b>	The access is considered suitable for vehicular, pedestrian and cycle access.		
<b>Other critical infrastructure constraints<sup>1</sup></b>	Church Stretton Place Plan (2011-2012) <i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner.		
<b>Inherent landscape character<sup>2</sup></b>	The very steep slope is well wooded and the site has a natural feel. Substantial development (of the sort permitted by an allocation) on the site would require extensive terracing which would adversely contrast with ribbon-like character of the housing in the immediate area. A single house with a road-side frontage may be appropriate. Neither the South Shropshire Landscape Sensitivity and Capacity Mapping report nor the Stage 2a assessment cover this site.		
<b>Planning history or designations</b>	Within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). House currently built on adjoining plot (14722/O) which has been cleared and extensively dug out. This site was part of a much larger site on which application for 26 holiday chalets was refused 4/8/89 (1989/556/O). No recent applications.		
<b>Land ownership, land agreements and delivery statements</b>	No legal or ownership constraints. The agent is Fox Associates, Church Stretton		
<b>Access to services/employment areas</b>	The site is within easy walking distance of a bus stop with a regular service but not the schools, the town centre or the main employment area. There are no public footpaths either in the site or along the boundaries.		
<b>Other constraints</b>	None known		
<b>General site related benefits</b>	None identified		
<b>Transport and</b>	None identified		

## Church Stretton: Submission

Site Ref: CSTR009		Site Name: Land fronting Ludlow Road
Highways related benefits		
Strategic fit	Nothing identified	
Other relevant information	None known	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
Biodiversity	The site is adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17. There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Dormouse</li> </ul>
Trees	The whole site is covered by a Tree Preservation Order and should not be allocated for development.
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, even though no watercourse flooding has been recorded to date and the site is not in either Flood Zone 3a or 3b there are 3 Flood Forum records.
Drainage: Surface water flooding	The site is not at risk from surface water flooding.
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25%).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.
Countryside	No comments received for this site.
Environment Agency	No comments received for this site.

Site Ref: CSTR009		Site Name: Land fronting Ludlow Road
Community consultation response	This site was not identified as being locally valued by respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation. Responses to question B6 (asking for a preferred direction for growth) were balanced, for and against development on this site.	
Statutory bodies responses to date	None specific to this site	

## Site Assessment Summary



## Church Stretton: Submission

The site consists of a plot of land fronting Ludlow Road, on the right when travelling from Church Stretton to Little Stretton. It consists of a gap between existing houses and slopes very steeply down from the Long Mynd Hotel to Ludlow Road. It is almost entirely wooded.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, access to an area of natural or semi-natural open space and flood risk. It is negative for access to the other four facilities and amenities and proximity to the Church Stretton Conservation Area, the Long Mynd SSSI and an area of Ancient Woodland. The presence of a group Tree Preservation Order on the site also shows as a negative. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment indicates that substantial development on this site would adversely affect the character of the local area and is also not recommended by Shropshire Council Tree Officers. Community consultation responses to SAMDev Issues and Options were balanced for and against development on the site.

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>No.</b> The overall poor sustainability of the site, the presence of a group Tree Preservation Order and the likelihood that substantial development on the site would adversely affect the character of the local area mean that this site is not considered a realistic option for allocation.

### Recommendation

<b>Preferred option</b>	<b>Not recommended for allocation</b>
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## Church Stretton: Submission

Site Ref: CSTR014 (part of site also ELR078) Site Name: Land adjacent to the school	
<b>Size (ha)</b>	4.03
<b>Indicative capacity</b>	The southern rectangular part of the site is now being promoted to provide replacement sporting and recreational facilities for the proposed housing development on the school playing fields (CSTR018). The previous larger extent of the site includes the northern extension (now known as ELR078) and was initially promoted for housing and employment. The indicative capacity area now being promoted for the replacement playing field is 121.
<b>General location</b>	West of the A49 and north of the town centre. The site lies behind Church Stretton secondary school, off Shrewsbury road and is accessed by a metalled track running between the school and the playing fields adjacent to the road. An exception site affordable housing development separates this site from the development boundary.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	Agriculture- grazing/ campsite with basic facilities attached to the adjacent Springfield Farm
<b>Topography</b>	Mostly level ground, very gentle dome towards the middle of the site.
<b>Adjoining land uses and boundary features</b>	The Ashbrook exception site for affordable housing to the south, the railway to the east, access track and Springfield farm to the north and school playing fields to the west. Boundaries consist of hedges with some mature trees or post and wire fencing.
<b>Local highway capacity/ constraints</b>	The current access road would need improvement. Pedestrian and cycle access is considered acceptable.
<b>Other critical infrastructure constraints<sup>1</sup></b>	Church Stretton Place Plan (2011-2012) <i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner.
<b>Inherent landscape character<sup>2</sup></b>	<p>This is mostly level ground in the Church Stretton valley. It has a generally sheltered and secluded feel, being behind the school and Shrewsbury Road and screened by mature trees and hedges in places. The adjacent Ashbrook development introduces a residential character to the south. The land becomes wetter towards the railway line.</p> <p>This site forms part of a much larger site recorded in the South Shropshire Landscape Sensitivity and Capacity Mapping report (reference SSCS4-80) This states that "A small caravan and camping site is located in the middle of the area around a farm complex to the south of the drumlins but this is generally screened by trees" The larger site is given a high-medium landscape sensitivity, but it is reasonable to assume that much of this arises from the "highly visible and attractive character of the landform north of the</p>

## Church Stretton: Submission

Site Ref: CSTR014 (part of site also ELR078)		Site Name: Land adjacent to the school
	<p><i>caravan site</i>". It is likely that the <b>medium sensitivity</b> rating relates to this site.</p> <p>The <b>capacity for housing is described as limited</b>, owing the role of the larger site (SSCS4-80) in separating Church Stretton from All Stretton. However, the report concludes that "<i>may be some potential for housing to the south and west of the caravan site only, avoiding the drumlins</i>". This is assumed to mean this site CSTR014.</p>	
<b>Planning history or designations</b>	Within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). No planning history but the adjacent site to the south (CSTR002) is an exception site for 76 affordable dwellings, developed in two phases (42 and 34 houses respectively). Permission for this development was granted in 2008 and phase one is now complete. Phase 2 is currently under construction.	
<b>Land ownership, land agreements and delivery statements</b>	No legal or ownership constraints.	
<b>Access to services/employment areas</b>	The site is within easy walking distance of the schools, a bus stop with a regular service, the town centre and the main employment area. There are no public footpaths either in the site or along the boundaries.	
<b>Other constraints</b>	None known	
<b>General site related benefits</b>	<p>The site is well located to accommodate replacement sports facilities should the nearby site CSTR018 (the school playing fields) be developed. The proposed replacement facilities represent a better provision than the one being lost and include changing rooms, a tennis court, an athletics and hockey field, a cricket square and nets, three rugby/football pitches for senior and junior players and a football pitch for under 7s and 8s.</p> <p>Any such use would be subject to a landowner agreement which has yet to be concluded, but a satisfactory outcome would offer good opportunities for community gain.</p>	
<b>Transport and Highways related benefits</b>	None identified	
<b>Strategic fit</b>	<p>The site could accommodate an employment use. The Employment Land Review (ELR) found that Church Stretton has no available employment land. In particular, it identified a lack of small offices, starter workshops and grow-on space/development plots, for existing companies to expand into. It gave a high priority to the allocation of 2ha of employment land for the following uses: workshops (0-200 m<sup>2</sup>); small office (0-100 m<sup>2</sup>); freehold and grow on units (200-500 m<sup>2</sup>). The areas considered included ELR050 (CSTR003), ELR052 (CSTR013) and ELR052 (CSTR018) all of which are accessed from either the A49 or the B5477 (Shrewsbury Road). ELR050 was eliminated at Stage 1 of the site assessment process and ELR052 is not considered to be realistic as there is no assurance it can be accessed from the A49.</p> <p>This site is in close proximity to CSTR018 and is similarly accessed from the B5477 so should be considered a viable alternative for employment use.</p>	
<b>Other relevant information</b>	None identified	

Comments from internal consultees, plus Environment Agency site specific comments	
<b>Heritage</b>	No specific comments for this site. An archaeological baseline survey will be needed in line with the requirements set out in paragraph 128 of the NPPF.
<b>Biodiversity</b>	Part of the site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with

## Church Stretton: Submission

	<p>Policy CS17. Great crested newts are known to be present within 85m of the site and survey work to establish their presence/absence on this site together with the nature of any use, will be needed before development could commence. In addition the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> </ul> <p>The land agent has proposed that the wetter strip of land adjacent to the railway (see below, drainage - watercourse flooding) be set aside as a wetland habitat to link with a similar feature in the Ashbrook site immediately to the south.</p>
<b>Trees</b>	The boundary trees and hedges will need to be taken into account before development could commence.
<b>Environmental Health</b>	No comments received for this site
<b>Drainage: Watercourse flooding</b>	The strip of land adjacent to the railway line is in Flood Zone 3 and there is a watercourse within 50m of the site boundary which may require modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded to date but one flood event has been reported by a member of the public to the Flood Forum.
<b>Drainage: Surface water flooding</b>	There is a risk of surface water flooding along the eastern boundary by the railway line and in the north west corner of this site.
<b>Drainage: Groundwater flooding</b>	There is a medium risk of groundwater flooding (between 25 and 50% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). This site is suitable for infiltration SUDS.
<b>Countryside</b>	No comments received for this site.
<b>Environment Agency</b>	No comments received for this site.

<b>Site Ref: CSTR014 (part of site also ELR078)      Site Name: Land adjacent to the school</b>	
<b>Community consultation response</b>	<p><b>Note: All comments refer to the original larger extent of CSTR014</b></p> <p><i>Issues and Options</i> This site was not identified as being locally valued by respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation. Responses to question B6 (asking for a preferred direction for growth) were very strongly in favour of development on this site.</p> <p><i>Preferred Options</i> The site was proposed for a housing or employment allocation or replacement playing fields depending on the use of CSTR018. The community did not support the proposed housing allocation and in their response of 26<sup>th</sup> February 2013 the Town Council supported the upgrade of sporting and other facilities on this site but wanted any housing development to address the concerns of local residents as far as possible. These are: loss of visual amenity; traffic flow on Shrewsbury Road; possible contamination of boreholes; encroachment on the town boundary and loss of open space between Church Stretton and All Stretton.</p> <p><i>Revised Preferred Options</i> The Revised Preferred Options SAMDev consultation proposed the removal of this site as a housing allocation. Responses indicated that the community were in favour</p>

## Church Stretton: Submission

<b>Site Ref: CSTR014 (part of site also ELR078)</b>	<b>Site Name: Land adjacent to the school</b>
	of retaining this site for housing whilst Church Stretton Town Council was strongly supportive of a mixed housing/employment and playing field development.
<b>Statutory bodies responses to date</b>	None specific to this site

### Site Assessment Summary

The site lies to the east of Church Stretton secondary school, between the school and the railway line. It comprises a large, mostly level field in agricultural use which also functions as a basic campsite. There is a wetter area alongside the railway line.

The Stage 2a assessment is positive for access to all facilities and amenities except amenity green space. It is negative for proximity to the Church Stretton Conservation Area, the Coppice Leasowes Local Nature Reserve, flood risk (part of the site) and agricultural land quality. All other sustainability objectives are neutral. Consequently, the overall sustainability of the site is judged to be good.

The Stage 2b assessment shows that although the developable area of the site may be reduced by the need to avoid Flood Zone 3, this still leaves a significant developable area. The proximity to both the Conservation Area and the Local Nature Reserve are capable of being accommodated through the careful design and layout of development. An ecological assessment would be needed to determine the use of the site by great crested newts before development could be considered but it may be possible to provide suitable terrestrial and wetland habitat in the parts of the site already affected by flooding.

Although community consultation responses to SAMDev Issues and Options were in favour of development, the proposal to allocate the larger extent of the site for housing in the SAMDev Preferred Options was not supported by the community or initially by the Town Council. Later the Town Council supported the provision of replacement sports facilities and wanted any housing use to reflect local resident's concerns. The removal of the site at the Revised Preferred Options stage was not supported, with the community favouring housing and the Town Council wishing to see a mixed housing/employment and playing field development.

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>Yes.</b> The overall sustainability is good and the Stage 2b assessment shows that the (now reduced) site would be suitable for housing subject to: a) the developable area of the site potentially being reduced by flood risk b) an ecological evaluation to determine the use of the site by great crested newts with recommendations for appropriate action c) careful consideration of the design and layout of development to avoid adverse impacts on Coppice Leasowes Local Nature Reserve and the significance of the setting of the Conservation Area.

### Recommendation

<b>Allocation in Final Plan</b>	<b>No.</b> The promoted use of the now smaller site has changed from the original housing and/or employment to one of providing replacement sport and recreational facilities to allow for development on the school playing fields (CSTR018),
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## Church Stretton: Submission

Site Ref: CSTR017	Site Name: Land NW of Gaerstone Farm inc. reservoir
Size (ha)	4.37
Indicative capacity	131
General location	East of the A49, off Sandford Avenue (B4371) as it heads from Church Stretton to Hope Bowdler. This site comprises fields on the left after the Leasowes house. It lies between CSTR022 to the east and CSTR021 to the west. The development boundary runs along Sandford Avenue.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Grazing
Topography	Steeply sloping, dipping north to south with a very steep drop towards Sandford Avenue.
Adjoining land uses and boundary features	Helmeth Wood lies to the north, agricultural land to the east, Sandford Avenue to the south and The Leasowes house to the west. Boundaries comprise post and rail fencing and hedges.
Local highway capacity/ constraints	Vehicular access is acceptable but pedestrian and cycle access from the site along Sandford Avenue is not considered acceptable.
Other critical infrastructure constraints <sup>1</sup>	Church Stretton Place Plan (2011-2012) <i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner.
Inherent landscape character <sup>2</sup>	This is mostly agricultural land with a linear area of established woodland along the Sandford Avenue boundary. Despite the presence of housing on the opposite side of Sandford Avenue, the site feels remote from the town centre and owes most of its character to the adjacent woodland and open slopes on Helmeth Hill.  The South Shropshire Landscape Sensitivity and Capacity Mapping report covers this site (ref SSCS5-83) and records it as having <b>high landscape sensitivity with a low capacity for housing</b> . It states that " <i>the lower part of the pasture and woodland have a rural character, are steeply sloping and form a positive part of the B road approach to the settlement. This area has no capacity for housing as it is part of the rural setting of the settlement and approaches with woodland and pasture beneath a very prominent pasture and wooded hill top. Leasowes to the east acts as the furthest settlement up the hill on the side of the road.</i> "
Planning history or designations	Within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). No planning history.
Land ownership, land agreements and delivery statements	No legal or ownership constraints known. The site is being promoted by the landowner.

## Church Stretton: Submission

Site Ref: CSTR017		Site Name: Land NW of Gaerstone Farm inc. reservoir
<b>Access to services/employment areas</b>	The site is not within easy walking distance of a bus stop with a regular service, the school, the town centre or the main employment area. In addition, access to the town centre is hindered by need to cross the A49 (junction controlled by traffic lights). A public footpath crosses the site from Sandford Avenue, runs along the edge of the woodland and then carries on out to the north of the Leasowes.	
<b>Other constraints</b>	Overhead electricity cables run through the northern part of the site to a pole on the eastern boundary.	
<b>General site related benefits</b>	None identified	
<b>Transport and Highways related benefits</b>	None identified	
<b>Strategic fit</b>	Nothing identified	
<b>Other relevant information</b>	None known	

Comments from internal consultees, plus Environment Agency site specific comments	
<b>Heritage</b>	There are earthwork remains of lynchets (former field boundaries) present in the field, so the site will require an archaeological baseline survey in line with the requirements of PPS5/NPPF before any development commences.
<b>Biodiversity</b>	<p>The site contains a protected species (slow worm) so survey work to determine the level and nature of use would be needed before development commences. Any development would then need to set aside an area for mitigation and to strip soils in a phased manner. The following surveys will also be needed before development could commence:</p> <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Reptiles</li> </ul> <p>The site is also within an Environmental Network and any development should not create barriers or sever links between dependent sites in this Network in line with Policy CS17. The Helmeth Hill County Wildlife Site adjoins the northern boundary of this site.</p>
<b>Trees</b>	Trees and woodlands will be a significant constraint to development on this site. The woodland to the north and trees to the west (at The Leasowes) are covered by Tree Preservation Orders. There are also mature trees and woodland within the site.
<b>Environmental Health</b>	No comments received for this site
<b>Drainage: Watercourse flooding</b>	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date, although two reports have been made to the Flood Forum. No part of the site is in either Flood Zone 3a or 3b.
<b>Drainage: Surface water flooding</b>	The site is not susceptible to surface water flooding.
<b>Drainage: Groundwater flooding</b>	There is a medium risk of groundwater flooding (between 25 and 50% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is

## Church Stretton: Submission

	appropriate.
<b>Countryside</b>	No comments received for this site.
<b>Environment Agency</b>	No comments received for this site.

<b>Site Ref: CSTR017</b>		<b>Site Name: Land NW of Gaerstone Farm inc. reservoir</b>	
<b>Community consultation response</b>	The land between the Leasowes and Gaerstone was identified as being locally valued by respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation. Responses to question B6 (asking for a preferred direction for growth) did not favour development on this site.		
<b>Statutory bodies responses to date</b>	None specific to this site		

### Site Assessment Summary

This site lies to the north of Sandford Avenue (B4371) and comprises fields on the left, after the Leasowes, heading towards Hope Bowdler. The land slopes steeply towards Sandford Avenue from Helmeth Wood, with a sharp drop down to the road. The current use is sheep grazing apart from a strip of woodland on the much steeper land adjacent to Sandford Avenue.

The Stage 2a assessment (sustainability appraisal) is positive for flood risk. It is negative for access to bus transport, the primary school, all amenities and facilities, landscape sensitivity (which is high), proximity to Ancient Woodland and to a Wildlife Site. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage2b assessment shows three significant constraints; pedestrian and cycle access; landscape sensitivity; and trees and woodlands. Community consultation responses to SAMDev Issues and Options did not favour development on this site and also indicated that land between the Leasowes and Gaerstone should be protected from development.

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>No.</b> The overall poor sustainability of the site, the significant constraints identified by the Stage 2b assessment and the lack of community support for development mean that this site is not considered to be a realistic option for allocation.

### Recommendation

<b>Preferred option</b>	<b>Not recommended for allocation</b>
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## Church Stretton: Submission

Site Ref: CSTR018 (ELR052)	Site Name: School playing fields
<b>Size (ha)</b>	2.19
<b>Indicative capacity</b>	The site is being promoted for housing and could accommodate 66 houses.
<b>General location</b>	West of the A49 and north of the town centre, off Shrewsbury Road. The site is on the right after the school, when travelling from Church Stretton to All Stretton and comprises the school playing fields.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	School playing field.
<b>Topography</b>	Very gently sloping to the east, but mostly flat ground
<b>Adjoining land uses and boundary features</b>	Agricultural land lies to the north and east, Church Stretton school to the south and Shrewsbury Road to the west.
<b>Local highway capacity/ constraints</b>	Access for vehicles, pedestrians and cyclists is acceptable
<b>Other critical infrastructure constraints<sup>1</sup></b>	Church Stretton Place Plan (2011-2012) <i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner.
<b>Inherent landscape character<sup>2</sup></b>	This is part of site SCS2-80 in the South Shropshire Landscape Sensitivity and Capacity Mapping report which records <b>medium landscape sensitivity</b> saying that " <i>this area contributes to undeveloped green land acting as a green gap between Church Stretton and All Stretton. It is overlooked by the adjacent B5471 and Conservation Area</i> " The report gives it a <b>medium to high capacity for housing</b> as " <i>the area is relatively flat and featureless</i> " The capacity for employment is shown as low since " <i>it lies adjacent to the Conservation Area and is widely visible across the valley floor</i> "
<b>Planning history or designations</b>	Within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). No recent planning applications. The Inspector commented on this site in his report into the inquiry into the 2004-2011 South Shropshire Local Plan that there was no over-riding need for additional housing that would justify developing this greenfield site, but that changes to the settlement boundary here would be under review.
<b>Land ownership, land agreements and delivery statements</b>	The site is owned by Shropshire Council.
<b>Access to services/employment areas</b>	The site is within easy walking distance of the schools, a bus stop with a regular service, the town centre and the main employment area. There are no public footpaths either in the site or along the boundaries.
<b>Other constraints</b>	Paragraph 54 of the National Planning Policy Framework states that: <i>Existing open space, sports and recreational buildings and land, including</i>

## Church Stretton: Submission

Site Ref: CSTR018 (ELR052)		Site Name: School playing fields
	<i>playing fields, should not be built on unless... the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.</i>	
<b>General site related benefits</b>	None known	
<b>Transport and Highways related benefits</b>	None identified	
<b>Strategic fit</b>	This site is also ELR052 and has been assessed for employment use.	
<b>Other relevant information</b>	At the Preferred Options stage, development on this site was linked to development on the larger extent of CSTR014, (land adjacent to Church Stretton school). The proposal was to have employment or housing use across both sites but only if the playing fields could be replaced on CSTR014. Since then, the promoters for CSTR014 have offered to provide a wider range and better standard of sports facilities on their land and negotiations between the relevant parties are currently on-going. This would enable the delivery of both housing on this site and improved sports facilities for the school in a location which is more accessible (to students at the school) than this site.	

Comments from internal consultees, plus Environment Agency site specific comments	
<b>Heritage</b>	Development may have an impact on the setting of the Church Stretton Conservation Area. Notwithstanding this, an archaeological baseline survey will be needed in line with the requirements set out in paragraph 128 of the NPPF.
<b>Biodiversity</b>	The site is adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17. Great Crested Newts are known to be present within 250m and survey work to establish their presence/absence on this site together with the nature of any use, will be needed before development could commence. In addition the following surveys will be needed before development could commence: <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Reptiles</li> </ul>
<b>Trees</b>	The boundary trees, hedges and one internal tree should be retained if suitable
<b>Environmental Health</b>	No comments for this site
<b>Drainage: Watercourse flooding</b>	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date, although one report has been made to the Flood Forum. No part of the site is in either Flood Zone 3a or 3b.
<b>Drainage: Surface water flooding</b>	A small area in the north-east corner of the site is susceptible to surface water flooding.
<b>Drainage: Groundwater flooding</b>	There is a medium risk of groundwater flooding (between 25 and 50% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate. See also the Environment Agency comments below.

## Church Stretton: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Countryside	No comments received for this site.
Environment Agency	<p><b>Groundwater Source Protection Zone</b></p> <p>Approximately 0.43ha of the site is also in Groundwater Source Protection Zone (SPZ) 1 and the remainder is in SPZ2. SPZ1 denotes the inner most zone closest to protected groundwater. This is particularly important as the Princes Stretton Hills Mineral Water Company takes water from boreholes in close proximity to the site.</p> <p>Environment Agency (EA) advice is that <i>'The presence of the SPZ has potential implications in terms of land use/design etc. The sources are particularly sensitive as the boreholes take water from not only the underlying solid rocks but also the shallow highly permeable sands and gravels within the valley. Consequently any surface pollution could pass rapidly to the groundwater system and potentially the abstraction boreholes. This would therefore be a potential significant concern that would need to be addressed should the site be developed. This pathway is exacerbated by the fact that the groundwater at this location is known to be at an extremely shallow depth. If the Local Planning Authority is minded to allocate this site, based on a review of alternative sites and relevant consideration, we would expect a comprehensive strategy to protect controlled water including abstraction boreholes.'</i></p> <p>The EA's Groundwater Protection Policy and Practice (GP3) states that <i>'any developers and operators will be required to assess the influence of their activities and to take account of groundwater uses and dependent ecosystems within this area during planning, construction and operation. The Environment Agency will also expect developers and operators to provide adequate information to statutory bodies such as the Environment Agency when submitting their proposals so that the potential impact on groundwater resources and quality can be adequately assessed. In particular, where new techniques, operations, products or substances are involved, developers or operators should be prepared to supply specific relevant data where groundwater is at risk'</i></p> <p>Additional advice from the EA is that <i>'the site, within SPZ1, overlies a mixture of unconsolidated silts, sands and gravels (valley infill) from which the water bottling boreholes draw water. Whilst the residential development use is lesser polluting, compared to other land uses, the ground disturbance during construction phase and the associated services over time (deterioration in pipework, leakage etc) can be an issue.</i></p> <p><i>In line with the sequential approach, as part of your local plan making process, EA would advise steering development away from constraints such as SPZ1 as set out in the GP3 e.g. A2 and A3 and the NPPF – e.g. "...in preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment".</i></p> <p><i>However, if you are minded to allocate this site, based on your review of other suitably available sites, then there will be a need for detailed 'risk assessment' and appropriate mitigation measures (relevant ones set out below) to minimise impact on the bottling plant / SPZ1 and ensure a sustainable development. There may be an additional cost associated with developing this site compared to other land.</i></p> <p><i>The 'risk assessment' will mainly inform foundation design in the case of residential and an effective SuDS scheme which must provide measures (location and design) to prevent pollution of groundwater.</i></p> <p><i>The following areas of EA GP3 policy appear relevant:</i></p> <p><b>N8 - Physical disturbance of aquifers in SPZ1</b></p>

## Church Stretton: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
	<p><i>Within SPZ1, we will normally object in principle to any planning application for a development that may physically disturb an aquifer. This mainly relates to foundation designs etc.</i></p> <p><b>N9 - Obstruction of flow</b>  <i>We will only agree to proposals where the obstruction of groundwater flow is likely to cause an unacceptable change in groundwater levels or flow, if measures to mitigate any effects can be agreed. Mainly foundations etc.</i></p> <p><b>A4 - Responsibility for assessments</b>  <i>We expect developers and operators to assess the area of influence of their activities and to take account of groundwater uses and dependent ecosystems within this area during planning, construction, operation, and decommissioning.</i></p> <p><b>A5 - Supply of adequate information</b>  <i>We expect developers and operators to provide adequate information to statutory bodies including ourselves when submitting their proposals, so that the potential impact on groundwater resources and quality can be adequately assessed. In particular, where new techniques, operations, products or substances are involved, developers or operators should be prepared to supply specific relevant data to allow the risk to groundwater to be assessed.</i></p> <p><b>G13 - Sustainable drainage systems</b>  <i>We support the use of sustainable drainage systems (SuDS) for new discharges. Where infiltration SuDS are to be used for surface run-off from roads, car parking and public or amenity areas, they should have a suitable series of treatment steps to prevent the pollution of groundwater.</i></p> <p><i>Where infiltration SuDS are proposed for anything other than clean roof drainage (see G12 - discharge of clean roof water to ground) in a SPZ1 we will require a risk assessment to demonstrate that pollution of groundwater would not occur. They will also require approval from the SuDS approval body (SAB), when these bodies have been established, to ensure they follow the criteria set out in the SuDS national standards (when published), including standards for water quality, design and maintenance.</i></p> <p><b>Flood risk</b>            Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates that the risk of flooding from this site is low or can be managed appropriately.</p>

Site Ref: CSTR018 (ELR052)	Site Name: School playing fields
<p><b>Community consultation response</b></p>	<p><i>Issues and Options</i>            This site was identified as being valued for playing fields by 12% of respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation. Responses to question B6 (asking for a preferred direction for growth) were not in favour of development on this site.</p> <p><i>Preferred Options</i>            The site was included in the Preferred Options consultation for either housing or an employment use. Neither the community nor the Town Council (in their first response) supported a housing use. In their second response, the Town Council stated that they were willing to consider housing on the site if it met the concerns of the local residents. These are: loss of visual amenity; traffic flow on Shrewsbury Road; possible contamination of boreholes; encroachment on the town boundary and loss of open space between Church Stretton and All Stretton.</p>

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Site Ref: CSTR018 (ELR052)	Site Name: School playing fields
	<p><i>Revised Preferred Options</i></p> <p>The proposed housing allocation in the Revised Preferred Options consultation was not supported by a majority of respondents. The most frequently raised concern was that development here would close the gap between All Stretton and Church Stretton. Church Stretton Town Council stated that they would prefer that there were no development on this site but suspended judgement pending further information on the comparative advantages and disadvantages of developing housing, employment and sports facilities only on the linked site CSTR014, or on both CTR014 and this site.</p> <p>A subsequent representation from Church Stretton Town Council to the Shropshire Council Cabinet meeting of 19<sup>th</sup> February 2014 stated that <i>'To meet the expanded number of houses required, the Town Council, landowners and developers have agreed an increased density of housing on two existing recommended sites by the School (CSTR018) and Leasowes (CSTR019) which, in combination, will deliver the revised housing target in full, without the detrimental impact of the New House Farm development (CSTR027 and ELR070). In addition, development on these sites will crucially be more suited in cost and location to the younger families needed to re-balance the town's demographic.</i></p> <p>The Town Council put forward an alternative recommendation:  <i>.....the Town Council contends that the following should be substituted for the New House Farm recommendation namely:</i></p> <ul style="list-style-type: none"> <li>• <i>Housing development at The Leasowes (CSTR019) and The Church Stretton Academy (CSTR018)</i></li> <li>• <i>Employment land at Spring Bank Farm (subsequently this site ELR078)</i></li> <li>• <i>Plus the reserve recommendation of employment land at Laundry Bank (CSTR013) (ELR051)</i></li> </ul> <p><i>In combination, these recommendations of deliverable and sustainable developments fully meet Shropshire Council's required targets and comply with national and county planning policies; better serving the economic, social and environmental needs of the area.</i></p>
<b>Statutory bodies responses to date</b>	None specific to this site

### Site Assessment Summary

The site is adjacent to Shrewsbury Road, on the right after the secondary school when travelling towards All Stretton. It is mostly level ground and comprises the school playing field. The site is being promoted for housing.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, two out of the five amenities and facilities, flood risk and previous industrial use (a small area was used for electricity distribution). It is negative for access to the other three amenities or facilities and proximity to both the Church Stretton Conservation Area and the Long Mynd SSSI. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair.

The Stage 2b assessment identifies the loss of playing fields, Groundwater Source Protection Zone 1, the presence of great crested newts in the wider area and proximity to the Conservation Area as the main constraints to development on this site. NPPF prevents development of playing fields unless the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Environment Agency policy steers development away from SPZ1 and recommends the application of the sequential test set out in paragraphs 101 and 102 of the NPPF. An ecological survey to determine the use of the site by great crested newts

## Church Stretton: Submission

would be needed before development could be considered and careful design and layout of any development would be necessary to avoid adverse effects on the significance of the setting of the Conservation Area.

Community consultation responses to the SAMDev Issues and Options, Preferred Options and Revised Preferred Options consultations were not in favour of housing development. The Town Council were willing to consider housing at the Preferred Options stage if it met the concerns of local people and suspended judgement at the Revised Preferred Options stage pending more information. In their representation to the Shropshire Council Cabinet meeting the Town Council subsequently recommended a high density housing development on the site.

### Conclusion

Potential windfall site	No
Realistic site	<b>Yes</b> provided that the following issues can be satisfactorily addressed: a) the provision of replacement sporting and recreational facilities in a suitable location. CSTR014 is being promoted for this use subject to a landowner agreement. b) an assessment of the impact of development on groundwater Source Protection Zone 1 to take account of groundwater uses and dependent ecosystems. This may reduce the developable area of the site and/or mean additional costs. c) an ecological evaluation to determine the use of the site by great crested newts d) careful consideration of the design and layout of development to avoid adverse impacts on the significance of the setting of the Conservation Area.

### Recommendation

Allocation in Final Plan	<b>Yes.</b> In the wider context of overall proposals for future housing development in the town, councillors decided to allocate this site.
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## Church Stretton: Submission

Site Ref: CSTR019		Site Name: The Leasowes
Size (ha)	1.88	
Indicative capacity	56	
General location	East of the A49, behind the Battlefield estate. This is a field to the north of Oakland Park (off Sandford Avenue) and to the east of Alison Road/Oaks Road. There is no vehicular access but the site is adjacent to the development boundary	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No	
Current use	Grazing	
Topography	Sloping, rising west to east	
Adjoining land uses and boundary features	Agricultural land to the north, residential to the east, south and west. Boundaries comprise post and wire fencing and hedges with some mature trees. The line of a stream runs between tall hedges along the northern boundary.	
Local highway capacity/ constraints	Access would be provided through the adjacent site, CSTR022. However, the location of CSTR019 does not currently offer acceptable pedestrian and cycle access.	
Other critical infrastructure constraints <sup>1</sup>	Church Stretton Place Plan (2011-2012) <i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner	
Inherent landscape character <sup>2</sup>	The South Shropshire Landscape Sensitivity and Capacity Mapping report records the site (reference SSCS3-81) as having <b>medium landscape sensitivity</b> . It is described as " <i>being visible from the valley floor on the opposite side in places, and also from the Long Mynd. From these locations, the house 'The Leasowes' is a visible landmark as the clear upper limit to development north of Sandford Avenue. The area has <b>some capacity for housing</b> (although it is visible on the hillside) since the current abrupt edge does not have particular merit. Development on this site has the potential to create a positive settlement edge. Larger plots with significant planting within and native tree planting on the site boundaries to soften the overall appearance may be appropriate here.</i> "	
Planning history or designations	Within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). No recent planning applications. The site formed part of a larger application site for a house (1/246/O) which was refused on 6/6/1990	
Land ownership, land agreements and delivery statements	The land is in single ownership and is being promoted in combination with CSTR022 - also in single ownership. The agent for this site was previously Berry's (Shrewsbury) but the joint site is now being promoted by Peter Richards and Co (Whitchurch) in association with Paul E Stephens Limited (Church Stretton).	

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Site Ref: CSTR019		Site Name: The Leasowes
<b>Access to services/employment areas</b>	The site is not within easy walking distance of a bus stop with a regular service, the school, the town centre or the main employment area. There are no public footpaths either in the site or along the boundaries.	
<b>Other constraints</b>	None known	
<b>General site related benefits</b>	The site promoters have stated their intention to provide an arboretum on the joint site as part of community gain	
<b>Transport and Highways related benefits</b>	None identified	
<b>Strategic fit</b>	Nothing identified	
<b>Other relevant information</b>	This site is being promoted in conjunction with CSTR022 as a single site for development. CSTR022 is constrained for housing development by trees and CSTR019 has no direct access to Sandford Avenue so the intention is to access the latter via a new road across CSTR022, carefully designed to safeguard protected trees.	

Comments from internal consultees, plus Environment Agency site specific comments	
<b>Heritage</b>	An archaeological baseline survey will be needed in line with the requirements set out in paragraph 128 of the NPPF.
<b>Biodiversity</b>	The site is adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17. There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Reptiles</li> </ul>
<b>Trees</b>	The boundary trees and hedges will need to be taken into account before development could commence.
<b>Environmental Health</b>	No comments for this site
<b>Drainage: Watercourse flooding</b>	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded or reported to date and no parts of the site are in either Flood Zone 3a or 3b.
<b>Drainage: Surface water flooding</b>	There is no identified risk from surface water flooding
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% of the site is susceptible to ground water flooding
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.
<b>Countryside</b>	No comments for this site
<b>Environment Agency</b>	The Environment Agency recorded the presence of a watercourse within the site and noted that modelling may be required. Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates that the risk of flooding from this site is low or can be managed appropriately

Site Ref: CSTR019

Site Name: The Leasowes



## Church Stretton: Submission

Site Ref: CSTR019	Site Name: The Leasowes
<p><b>Community consultation response</b></p>	<p><i>Issues and Options</i></p> <p>This site was identified as being locally valued by around 10% of respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation. Responses to question B6 (asking for a preferred direction for growth) were in favour of development on this site.</p> <p><i>Preferred Options</i></p> <p>The site was not included in the Preferred Options consultation as at that stage, vehicular access had not been resolved. The response to question 7 (<i>Please suggest any alternative sites in the Place Plan area you think we should consider instead</i>) showed that the community felt that the combined site of CSTR019/CSTR022 was acceptable for housing development. The Town Council also proposed that the site be allocated for housing.</p> <p><i>Revised Preferred Options.</i></p> <p>The site was included as a reserve allocation for housing, to come forward in the event that a landowner agreement to provide replacement sporting and recreational facilities on CSTR014 to enable development on CSTR018 could not be progressed. Responses were in favour of allocation, either as a reserve site or as a site in its own right, for up to 40 houses.</p> <p>A subsequent representation from Church Stretton Town Council to the Shropshire Council Cabinet meeting of 19<sup>th</sup> February 2014 stated that <i>‘To meet the expanded number of houses required, the Town Council, landowners and developers have agreed an increased density of housing on two existing recommended sites by the School (CSTR018) and Leasowes (CSTR019) which, in combination, will deliver the revised housing target in full, without the detrimental impact of the New House Farm development (CSTR027 and ELR070). In addition, development on these sites will crucially be more suited in cost and location to the younger families needed to re-balance the town’s demographic.</i></p> <p>The Town Council put forward an alternative recommendation:  <i>.....the Town Council contends that the following should be substituted for the New House Farm recommendation namely:</i></p> <ul style="list-style-type: none"> <li>• <i>Housing development at The Leasowes (CSTR019) and The Church Stretton Academy (CSTR018)</i></li> <li>• <i>Employment land at Spring Bank Farm (subsequently this site ELR078)</i></li> <li>• <i>Plus the reserve recommendation of employment land at Laundry Bank (CSTR013) (ELR051)</i></li> </ul> <p><i>In combination, these recommendations of deliverable and sustainable developments fully meet Shropshire Council’s required targets and comply with national and county planning policies; better serving the economic, social and environmental needs of the area.</i></p>
<p><b>Statutory bodies responses to date</b></p>	<p>None specific to this site</p>

### Site Assessment Summary

The site lies immediately to the east of the Battlefield estate and to the north of Sandford Avenue. It comprises a field, sloping from west to east and is currently used for sheep grazing.

The Stage 2a assessment (sustainability appraisal) is positive for landscape sensitivity (which is low), access to an area of natural or semi-natural open space and flood risk. It is negative for access to the

## Church Stretton: Submission

primary school, bus transport, the other four amenities and facilities and proximity to both an area of ancient woodland and a Wildlife Site. All other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.

The Stage 2b assessment is generally positive for development, with the South Shropshire Landscape Sensitivity and Capacity Mapping report showing that the site has some capacity for housing. A new access via CSTR022 overcomes the constraints present at the Preferred Options stage. Community consultation responses to SAMDev Issues and Options were mixed, with some indication that the site should be protected but responses to another question suggesting that development was favoured. Responses to Preferred Options and Revised Preferred Options from both the community and the Town Council were supportive of development. In their representation to the Shropshire Council Cabinet meeting the Town Council subsequently recommended a high density housing development on the site. This was supported by Shropshire Councillors at the Council meeting of 27<sup>th</sup> February 2014 and this site was proposed for allocation.

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>Yes.</b> The constraints present at Preferred Options have been overcome and there is strong community support for housing in this location. The Revised Preferred Option proposal to allocate this site if the landowner agreement for sites CSTR018 and CSTR014 could not be progressed, does not now apply as CSTR018 is included in the Final Plan as an allocated site.

### Recommendation

<b>Allocation in Final Plan</b>	<b>Yes.</b> In the wider context of overall proposals for future housing development in the town, councillors decided to allocate this site.
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## Church Stretton: Submission

Site Ref: CSTR020		Site Name: Snatchfields
Size (ha)	5.8	
Indicative capacity	174	
General location	East of the A49, and south of the town centre. The site comprises a large open field on the slope leading up to Hazler Hill. Access is via a private drive off Chelmick Drive. The development boundary runs around the western, northern and eastern site boundaries.	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No	
Current use	Grazing	
Topography	The land slopes down quite steeply from south-west to north-east before forming a shallow valley towards the eastern boundary.	
Adjoining land uses and boundary features	Residential for all but the southern boundary where the Snatchfield farm buildings border agricultural land.	
Local highway capacity/ constraints	<p>Vehicular access would be via an extension of Chelmick Drive into the site. The site promoters have indicated that part of the bungalow plot (in the same ownership as the site) could be utilised to ensure adequate forward visibility.</p> <p>The promoters submitted a Transport and Infrastructure Planning Report in response to the Preferred Options consultation. Advice from the Shropshire Council Strategic Developing Highways Manager was that the Report demonstrated there will be a significant impact on the local highway network without any consideration for mitigation or improvement and that the site could not be supported for future allocation.</p> <p>The existing pedestrian and cycle access is not acceptable. However, the site promoters suggest that an acceptable access could be created via the footway along the northern side of the access road and via a link which would replace the existing farm track connecting with Chelmick Drive at the site's northern boundary.</p>	
Other critical infrastructure constraints <sup>1</sup>	<p>Church Stretton Place Plan (2011-2012)</p> <p><i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner</p>	
Inherent landscape character <sup>2</sup>	<p>The South Shropshire Landscape Sensitivity and Capacity Mapping report records the site (reference SSCS9-1) as having a <b>high to medium landscape sensitivity</b>. It is described as being "<i>visible from the Belvedere car park on the Long Mynd and from the B5477 although not so visible closer to, apart from surrounding housing. The area helps to alleviate the linear nature of the settlement edge in a prominent location. The area has</i></p>	

## Church Stretton: Submission

Site Ref: CSTR020	Site Name: Snatchfields
	<p><b>very limited capacity for housing</b> as this would fill the green wedge which a major positive feature on this edge of the settlement.”</p> <p>A visual appraisal of the site by the site promoters concluded that there are no views of the site from the houses to the west, north and east, nor from the A49 or Sandford Avenue. The site is also not visible from Ragleth or Hazler Hill, or the summit of Caer Caradoc, and only the higher, western part of the site is visible from the lower slopes of Caradoc. The site is within the ‘Wooded Hills and Farmland’ landscape type but the appraisal noted that more recent areas of housing in Church Stretton have a weaker treed character so proposes a treed central spine of open space and tree planting to sub-divide this site. Additionally, there would be a belt of structure planting around and to the south of the site which would, in time, enhance the site as experienced by walkers and riders approaching along the bridleway off Ragleth Hill.</p>
<b>Planning history or designations</b>	Within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). No recent planning applications. An application for dwellings on the major part of site (1985/510/O) was refused in 1986.
<b>Land ownership, land agreements and delivery statements</b>	No legal or ownership constraints. The agent is Marrons of Leicester.
<b>Access to services/employment areas</b>	<p>The site within easy walking distance of a bus stop with a regular service but not the school, the town centre or the main employment area. In addition, access to the town centre is hindered by need to cross the A49 (junction controlled by traffic lights). The Jack Mytton Way, Shropshire’s long distance bridleway (for use by those on foot, bicycle and horseback, runs along a track in the western part of the site.</p> <p>The site promoters consider that all of Church Stretton, including the employment, retail and leisure facilities within the town would be within walking distance of the site according to ‘Guidelines for Providing Journeys on Foot, Chartered Institute of Highways and Transportation’</p>
<b>Other constraints</b>	None known
<b>General site related benefits</b>	The promoters consider that this site forms an excellent opportunity for ‘in-fill’ development sitting within the existing landscaped setting, thereby avoiding a large extension into highly valued open countryside. In addition, the site will provide benefits to the wider community by facilitating a greater level of access to the open countryside and improved connectivity to the town centre. Further, any development would maintain the Jack Mytton Way creating a ‘green spine’ of open space that follows, and encompasses, the bridleway through the site.
<b>Transport and Highways related benefits</b>	Nothing identified
<b>Strategic fit</b>	Nothing identified
<b>Other relevant information</b>	The site promoters suggest that the site could accommodate around 100 dwellings.

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	An archaeological baseline survey will be needed in line with the requirements set out in paragraph 128 of the NPPF.
<b>Biodiversity</b>	The site is adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17. There are no known protected species on site but the following surveys will be needed before

## Church Stretton: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
	<p>development could commence:</p> <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Reptiles</li> </ul> <p>An ecological survey report submitted by the site promoters found that land within the site boundary comprises sheep grazed pasture with springs and wet flushes. Ancient and secondary woodland occurs to the south and there is a complex of farm buildings within the site. Habitats within the site potentially support a number of protected/notable species for which surveys are recommended to determine whether any development licences issued by Natural England would be required to permit development.</p>
<b>Trees</b>	The mature trees on the north-eastern boundary may impose shading and proximity constraints to development.
<b>Environmental Health</b>	No comments received for this site.
<b>Drainage: Watercourse flooding</b>	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date, although one report has been made to the Flood Forum. No part of the site is in either Flood Zone 3a or 3b.
<b>Drainage: Surface water flooding</b>	The site is not susceptible to surface water flooding.
<b>Drainage: Groundwater flooding</b>	There is a medium risk of groundwater flooding (between 25 and 50% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.
<b>Countryside</b>	No comments received for this site.
<b>Environment Agency</b>	No comments received for this site.

Site Ref: CSTR020	Site Name: Snatchfields
<b>Community consultation response</b>	<p><i>Issues and Options</i></p> <p>This site was identified as being valued by 17% of respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation. Responses to question B6 (asking for a preferred direction for growth) did not favour development on this site.</p> <p><i>Preferred Options</i></p> <p>The site was proposed for housing in Preferred Options, but neither the community nor the Town Council supported this use. The main concerns were; loss of green space; the impact on the AONB; insufficient existing infrastructure; loss of footpaths and negative impact on tourism.</p> <p><i>Revised Preferred Options</i></p> <p>Views were sought on the deletion of the site for housing. This was supported.</p>
<b>Statutory bodies</b>	None specific to this site

## Church Stretton: Submission

<b>Site Ref: CSTR020</b>	<b>Site Name: Snatchfields</b>
<b>responses to date</b>	

### Site Assessment Summary

The site lies to the west of the A49, between Hazler Orchard and Chelmick Drive. It comprises a large open field on the slope leading up to Hazler Hill and is surrounded on three sides by existing residential development. The western part of the site slopes quite steeply down to a shallow valley running south-east to north-west. The land is currently grazed by sheep.

The Stage 2a assessment (sustainability appraisal) is positive for flood risk and access to a local park or garden. It is negative for access to the primary school and all other facilities. All other sustainability objectives are neutral. The overall sustainability is thus judged to be fair.

The Stage 2b assessment shows the site as having a medium to high landscape sensitivity and low capacity for housing, although the site promoter's appraisal feel that the suitability of the site is better than the South Shropshire Landscape Sensitivity and Capacity Mapping Report suggests. They also consider that the vehicular access could be facilitated by utilising part of the bungalow plot and that an acceptable existing pedestrian and vehicular access could be created. However, an appraisal of submitted material on transport and infrastructure planning shows that there would be a significant impact on the local highway network without any consideration for mitigation or improvement. The Jack Mytton Way long distance bridleway and footpath also runs through the site.

Community consultation responses to SAMDev Issues and Options did not favour development on this site and also indicated that it should be protected from development. Responses to the Preferred Options consultation from both the community and the Town Council did not support housing on this site. The removal of the site was supported at the Revised Preferred Options stage.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	<b>No.</b> The impact on the local highway network is significant and the allocation of the site for housing does not have community support

### Recommendation

<b>Allocated in Final Plan</b>	<b>No.</b>
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## Church Stretton: Submission

Site Ref: CSTR021	Site Name: Land at Gaerstones Farm, Sandford Avenue
Size (ha)	2.09
Indicative capacity	62
General location	East of the A49, off Sandford Avenue (B4371) as it heads from Church Stretton to Hope Bowdler. This site comprises fields on the left before the brow of the hill and to the west of the track leading to Gaerstones Farm. It is adjacent to CSTR017 which lies to the east. The development boundary runs along Sandford Avenue.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Approximately 1.4 hectares of the site (77%) of the central and eastern part of the site are in a Mineral Safeguarding Area for crushed rock. However, the small size of this site means that it is unlikely that extraction of the mineral will be commercially viable.
Current use	Grazing
Topography	Sloping down to Sandford Avenue from north to south.
Adjoining land uses and boundary features	Agricultural land to the north, Gaerstones Farm and access track to the east, Sandford Avenue to the south and agricultural land to the west.
Local highway capacity/ constraints	Vehicular access is acceptable but pedestrian and cycle access from the site along Sandford Avenue is not considered acceptable.
Other critical infrastructure constraints <sup>1</sup>	Church Stretton Place Plan (2011-2012) <i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner
Inherent landscape character <sup>2</sup>	The South Shropshire Landscape Sensitivity and Capacity Mapping report does not cover this site but the stage 2a assessment shows that the site is within a Landscape Description Unit with <b>high landscape sensitivity</b> .
Planning history or designations	Within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). No planning history
Land ownership, land agreements and delivery statements	Land in single ownership and being promoted by landowner.
Access to services/employment areas	The site is not within easy walking distance of a bus stop with a regular service, the school, the town centre or the main employment area. In addition, access to the town centre is hindered by need to cross the A49 (junction controlled by traffic lights). A bridleway runs along the eastern boundary of the site.
Other constraints	None known
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing known
Other relevant	Nothing identified

## Church Stretton: Submission

<b>Site Ref: CSTR021</b>	<b>Site Name: Land at Gaerstones Farm, Sandford Avenue</b>
<b>information</b>	

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments for this site. An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF
<b>Biodiversity</b>	The site is adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17. There are no protected species recorded on the site but an extended Phase 1 survey and a reptile survey will be needed before development could commence.
<b>Trees</b>	The trees along the SW boundary are an important screen and will raise proximity related constraints.
<b>Environmental Health</b>	No comments received for this site.
<b>Drainage: Watercourse flooding</b>	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded or reported to date and no parts of the site are in either Flood Zone 3a or 3b.
<b>Drainage: Surface water flooding</b>	The site is not at risk from surface water flooding
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% of the site is susceptible to ground water flooding
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.
<b>Countryside</b>	No comments for this site
<b>Environment Agency</b>	No comments for this site

<b>Site Ref: CSTR021</b>		<b>Site Name: Land at Gaerstones Farm, Sandford Avenue</b>	
<b>Community consultation response</b>	The land between the Leasowes and Gaerstone (including this site) was identified as being locally valued by respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation. Responses to question B6 (asking for a preferred direction for growth) did not favour development on this site.		
<b>Statutory bodies responses to date</b>	None specific to this site		

### Site Assessment Summary

The site lies at the top of Sandford Avenue and to the left when travelling to Hope Bowdler. It comprises fields using for sheep grazing which slope down from the woodland on Helmeth Hill to the road.

The Stage 2a assessment (sustainability appraisal) is positive for flood risk. It is negative for access to bus transport, the primary school, all facilities and amenities, landscape sensitivity (which is high)



### Church Stretton: Submission

and proximity to both an area of Ancient Woodland and a Wildlife Site. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.

The Stage 2b assessment shows two significant constraints: pedestrian and cycle access and high landscape sensitivity. Community consultation responses to SAMDev Issues and Options were not in favour of development on this site and also indicated that land between the Leasowes and Gaerstone should be protected from development.

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>No.</b> The overall poor sustainability of the site, the significant constraints identified by the Stage 2b assessment and the lack of community support for development mean that this site is not considered to be a realistic option for allocation

### Recommendation

<b>Preferred option</b>	<b>No</b>
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## Church Stretton: Submission

Site Ref: CSTR022	Site Name: Land off Sandford Avenue, adjacent to the Leasowes
Size (ha)	1.65
Indicative capacity	49
General location	East of the A49, up Sandford Avenue. The site surrounds the last house on the left when travelling east out of Church Stretton along Sandford Avenue (B4371). The site is adjacent to the development boundary and is being promoted in combination with CSTR019 (the Leasowes) as a single site for development
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Parkland type garden around The Leasowes house
Topography	Slopes north to south, towards Sandford Avenue with a shallow ravine just before the road through which a small stream flows.
Adjoining land uses and boundary features	Severn Trent covered reservoir and agricultural land to the north. Agricultural land to the east, Sandford Avenue along the southern boundary and the Oakland Park housing development to the west
Local highway capacity/ constraints	Vehicular access is acceptable but pedestrian and cycle access from the site along Sandford Avenue is not considered acceptable.
Other critical infrastructure constraints <sup>1</sup>	Church Stretton Place Plan (2011-2012) <i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner
Inherent landscape character <sup>2</sup>	The South Shropshire Landscape Sensitivity and Capacity Mapping report records the site (reference SSCS5-82) as having <b>medium landscape sensitivity</b> . It is described as being " <i>high on the valley side and includes a small valley and stream. The area has limited capacity for housing as it is partly parkland in character in a prominent location and the trees need to be retained. <b>One or two houses may be acceptable</b> while retaining the house at Leasowes as an upper marker to the settlement on this side of the B road.</i> "
Planning history or designations	Within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). No recent planning applications. The Inspector's report on the inquiry into the South Shropshire Local Plan 2004-2011 commented that this site would be seen as an intrusion into the AONB on the hillside outside town and was not a suitable urban extension.
Land ownership, land agreements and delivery statements	The land is in single ownership and is being proposed for development in combination with CSTR019 - also in single ownership. The joint site is being promoted by Peter Richards and Co (Whitchurch) in association with Paul E Stephens Limited (Church Stretton)
Access to	The site is not within easy walking distance of a bus stop with a regular

## Church Stretton: Submission

Site Ref: CSTR022		Site Name: Land off Sandford Avenue, adjacent to the Leasowes	
services/employment areas	service, the school, the town centre or the main employment area. In addition, access to the town centre is hindered by need to cross the A49 (junction controlled by traffic lights). There are no public footpaths either in the site or along the boundaries.		
Other constraints	None known		
General site related benefits	The site promoters have stated their intention to provide an arboretum on the joint site as part of community gain		
Transport and Highways related benefits	None identified		
Strategic fit	Nothing identified		
Other relevant information	This site is being promoted in combination with CSTR019 as a single site for development. CSTR019 has no direct access to Sandford Avenue and CSTR022 is significantly constrained by trees, so the intention is to provide housing on CSTR019 which would be accessed via CSTR022. The site promoters have produced a report which outlines their intention to provide 30 dwellings of mixed type. The report includes an arboricultural assessment and a highways report, stating that a suitable access to CSTR019 can be achieved across this site whilst safeguarding important trees.		

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	An archaeological baseline survey will be needed in line with the requirements set out in paragraph 128 of the NPPF.
Biodiversity	The site is adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17. There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Great Crested Newts</li> <li>▪ Reptiles</li> <li>▪ Dormouse</li> </ul>
Trees	This site is not recommended for a housing allocation. It is heavily populated with prominent mature and veteran trees all of which are protected by a TPO, leaving only a very limited space for development. At best only 2 or 3 properties could be built before conflict with the trees starts to occur.
Environmental Health	No comments received for this site
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date, although two reports have been made to the Flood Forum. No part of the site is in either Flood Zone 3a or 3b.
Drainage: Surface water flooding	A very small part of the site to the east of the road up to the Leasowes may be at risk from surface water flooding
Drainage: Groundwater flooding	There is a medium risk of groundwater flooding (between 25 and 50% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is

## Church Stretton: Submission

	appropriate.
<b>Countryside</b>	No comments received for this site.
<b>Environment Agency</b>	No comments received for this site.

<b>Site Ref: CSTR022      Site Name: Land off Sandford Avenue, adjacent to the Leasowes</b>	
<b>Community consultation response</b>	The land between the Leasowes and Gaerstone was identified as being locally valued by respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation. Responses to question B6 (asking for a preferred direction for growth) were balanced, for and against development on this site.
<b>Statutory bodies responses to date</b>	None specific to this site

### Site Assessment Summary

The site comprises the grounds of the last house on the left when travelling along Sandford Avenue towards Hope Bowdler. It slopes north to south, with a shallow ravine through which a stream flows, before the land rises back up to the road. The many scattered mature trees create a parkland appearance.

The Stage 2a assessment (sustainability appraisal) is positive for flood risk and previous use (two small ponds were infilled between 1840 and 1897). It is negative for access to bus transport, the primary school, all amenities and facilities and for proximity to both an area of Ancient Woodland and a Wildlife Site. Around two-thirds of the eastern part of the site also has high landscape sensitivity. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.

The Stage 2b assessment shows that the mature and veteran trees within the site (which are covered by a Tree Preservation Order) are a significant constraint to development. The current proposal for just an access road through this site to serve CSTR019 addresses this through careful and design. In addition, approximately two-thirds of the site has high landscape sensitivity. Community consultation responses to SAMDev Issues and Options indicated that land between the Leasowes and Gaerstone should be protected from development but were balanced for and against development on this site.

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>No.</b> The overall poor sustainability and significant constraints imposed by trees mean that this site is not a realistic option for a housing allocation. However, a design solution for a road across this site to provide access to CSTR019 is acceptable.

### Recommendation

<b>Allocation in Final Plan</b>	<b>No</b>
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## Church Stretton: Submission

Site Ref: CSTR023		Site Name: Hazler Hill Farm, Hazler Road	
Size (ha)	1.13		
Indicative capacity	34		
General location	East of the A49 and south of the town centre. The site lies off Hazler Road on a slight bend in the road, towards the top of the hill and is adjacent to the development boundary		
Brownfield or Greenfield	Greenfield		
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No		
Current use	Established woodland in the west of the site, grades eastward to an area of scrub encroachment on grazing land		
Topography	Steeply sloping south to north, down towards Hazler Road		
Adjoining land uses and boundary features	Hazler Road lies to the north, with residential land to the east rough grazing to the south and a mix of woodland and residential land to the west. Fences comprise the boundaries.		
Local highway capacity/ constraints	Vehicular access is suitable but pedestrian and cycle access is not considered acceptable.		
Other critical infrastructure constraints <sup>1</sup>	Church Stretton Place Plan (2011-2012) <i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner.		
Inherent landscape character <sup>2</sup>	The site is not covered by the South Shropshire Landscape Sensitivity and Capacity Mapping Report. The stage 2a assessment shows that the site is within a Landscape Description Unit with <b>high landscape sensitivity</b> .		
Planning history or designations	Within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). No recent planning applications known.		
Land ownership, land agreements and delivery statements	Ownership is not clear. The eastern part of the site is being promoted by Cooper Green estate agents of Shrewsbury on behalf of a trust. Alternatively, a representation from a different individual to SAMDev issues and options, promoted the site for development separately.		
Access to services/employment areas	The site is not within easy walking distance of a bus stop with a regular service, the school, the town centre or the main employment area. In addition, access to the town centre is hindered by need to cross the A49 (junction controlled by traffic lights). A public footpath runs through wooded part of the site from Hazler Hill down to Hazler Road.		
Other constraints	None known		
General site related benefits	None identified		
Transport and Highways related benefits	None identified		
Strategic fit	None known		

## Church Stretton: Submission

<b>Site Ref: CSTR023</b>		<b>Site Name: Hazler Hill Farm, Hazler Road</b>	
<b>Other relevant information</b>	Nothing identified		

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF
<b>Biodiversity</b>	The site is within an Environmental Network and any development should not create barriers or sever links between dependent sites in this Network in line with Policy CS17. There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Dormouse</li> <li>▪ Reptiles</li> </ul>
<b>Trees</b>	This site is not recommended for development. The majority of the site forms prominent skyline woodland which is protected with a TPO.
<b>Environmental Health</b>	No comments received for this site
<b>Drainage: Watercourse flooding</b>	There is a watercourse within 50m of the site boundary and this may require modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date, no flood events have been reported to the Flood Forum and the site is not in Flood Zones 3a or 3b.
<b>Drainage: Surface water flooding</b>	The site is not susceptible to surface water flooding
<b>Drainage: Groundwater flooding</b>	There is a medium risk of groundwater flooding (between 25 and 50% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments

<b>Site Ref: CSTR023</b>		<b>Site Name: Hazler Hill Farm, Hazler Road</b>	
<b>Community consultation response</b>	This site was not identified as being locally valued by respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation. Responses to question B6 (asking for a preferred direction for growth) were not in favour of development on this site.		
<b>Statutory bodies responses to date</b>	None specific to this site.		

### Site Assessment Summary

The site lies near the top of Hazler Road, on the right on a slight bend when travelling uphill. It slopes steeply down towards the road and comprises established woodland in the western part of the site, grading eastwards to grazing land, now suffering from scrub encroachment.

### Church Stretton: Submission

The Stage 2a assessment is positive for flood risk and previous industrial use (a small disused quarry dating from 1889). It is negative for access to bus transport, the primary school, all facilities and amenities and landscape sensitivity (which is high). It is also within 500m of an area of Ancient Woodland. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.

The Stage 2b assessment shows that the protected woodland and high landscape sensitivity are significant constraints to development. Community consultation responses to SAMDev Issues and Options were not in favour of development on this site.

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>No.</b> The overall poor sustainability, high landscape sensitivity, protected woodland and lack of community support for development mean that this site is not considered to be a realistic option for allocation.

### Recommendation

<b>Preferred option</b>	<b>No</b>
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## Church Stretton: Submission

Site Ref: CSTR027		Site Name: New House Farm
Size (ha)	4.7	
Indicative capacity	141	
General location	<p>East of the A49 and north of the town centre. The site is in two parts. The southern parcel is adjacent to the development boundary and comprises the lower, western part of a large open field running up the slope of Helmeth Hill between the property Eastwood and the Battlefield estate. The northern parcel comprises parts of two fields on the other side of Eastwood and extends northwards towards the fishing lake. The current access for both parts of the site is via Cwms Lane/Watling Street north.</p> <p>The site is being promoted for 85 houses in combination with land for employment use adjacent to the A49 (West of New House Farm - ELR070). There are associated proposals to provide log cabins, an archery centre and an outdoor pursuits centre on land around the two sites.</p>	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No	
Current use	Grazing	
Topography	The southern parcel slopes gently westwards towards Cwms Lane. The northern parcel is mostly level.	
Adjoining land uses and boundary features	<p><i>Southern parcel:</i> Land to the north, east and west (on the other side of Cwms Lane) and along part of the southern edge of the site is in agricultural use, whilst the Battlefield housing estate comprises the remainder of the southern boundary. Post and wire fences and hedges with mature trees make up the majority of the boundaries, whilst 3 mature field trees mark the eastern edge of the site.</p> <p><i>Northern parcel:</i> a fishing lake lies to the north, agricultural land to the east and south and woodland to the west. Boundaries comprise post and wire fencing with some woodland and hedgerows. An access track from the end of Cwms Lane/Watling Street north to New House Farm runs through this parcel.</p>	
Local highway capacity/ constraints	The Highways Agency has agreed in principle to access from the A49. A new ghost island will be provided at the junction of the existing track to New House Farm with the A49 to allow access to this site and the linked employment proposal on ELR070. This access would also then be utilised for the additional tourism and leisure proposals. Pedestrian and cycle access could be achieved along Cwms Lane.	
Other critical infrastructure constraints <sup>1</sup>	<p>Church Stretton Place Plan (2011-2012)</p> <p><i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner.</p>	
Inherent landscape	<i>Southern parcel:</i> This is a large open field on the edge of the current	



## Church Stretton: Submission

Site Ref: CSTR027	Site Name: New House Farm
<p>character <sup>2</sup></p>	<p>settlement. The western and lower part of the site is relatively sheltered and relates well to the Battlefield estate. The South Shropshire Landscape Sensitivity and Capacity Mapping report does not cover this site but the stage 2a assessment shows that the site is within a Landscape Description Unit with <b>low landscape sensitivity</b>.</p> <p><i>Northern parcel.</i> This forms part of a much larger field which also contains a fishing lake. The area proposed for housing is largely screened from views from the west by an area of rising ground, giving the site a sheltered feel. The South Shropshire Landscape Sensitivity and Capacity Mapping report does not cover this site but the stage 2a assessment shows that the site is within a Landscape Description Unit with <b>low landscape sensitivity</b>.</p> <p>The promoters landscape and visual impact assessment report describes the landscape impact of housing across both parcels of land as follows:  <i>Direct impacts on the landscape of the housing areas would be:</i></p> <ul style="list-style-type: none"> <li>• <i>The loss of about 4.7ha of improved grassland – of low ecological value. The grassland affected abuts an existing housing area where there is no loss of continuity, so the direct effect on the landscape is assessed as <b>low</b>.</i></li> <li>• <i>The removal of a short length of hedgerow for the creation of a new access route east of Eastwood would have a small impact because of the localised nature of the loss. The impact would be <b>low</b>.</i></li> <li>• <i>The construction of housing on the site which is located in an Area of Outstanding Natural Beauty would change its character and its use. The impact of the change would depend on the design and arrangement of the houses – but the assessment would probably be <b>moderate to low</b> as the new character would be similar to the adjacent housing area.</i></li> </ul> <p>The visual assessment states:  <i>The proposed housing sites are overlooked from high hills that surround the site, notably the south end of Caer Caradoc (700m away at an elevation of 360m) Hazler Hill (800m away at an elevation of 350m) Ragleth Hill (1.5km away at an elevation of 385m) Burway Hill (1.7km away at an elevation of 375m) and Stanyeld (1.7km away at an elevation of 330m). All of these sites are open to public access and popular for recreation. The combined size of the housing sites (4.7ha) is quite large so its impact in the local landscape would be significant, particularly as the local viewpoints are at a higher elevation. The sites also have a significant slope from east to west making it difficult to screen them from long distance viewpoints in the west. However, the sites are at a low elevation and are contained by the landscape (are not on the skyline) and abut an existing area of housing. When established with suitable landscaping and garden planting by residents, the development will simply extend the existing northern edge of the built up area, and should not look out of place.</i></p> <ul style="list-style-type: none"> <li>• <i>The significance of the visual impact of the proposed development on views from the countryside is therefore assessed as <b>moderate to low</b>.</i></li> <li>• <i>During the construction phase the visual impact on views of the whole site from the countryside would be more disruptive and is therefore assessed as <b>severe</b>.</i></li> </ul> <p>It concludes that:  <i>The proposed development of two housing areas in fields at the existing edge of the urban area of Church Stretton would have a significant visual impact on a few nearby residential properties, on users of popular recreational footpaths, and on the setting of Caer Caradoc and Helmeth</i></p>

## Church Stretton: Submission

Site Ref: CSTR027	Site Name: New House Farm
	<p><i>Hill. There would be a lesser, but still significant effect on long distance views from residential properties and the open countryside of the Long Mynd.</i></p> <p><i>The magnitude of the impact will be affected by the design, layout, and landscaping of the buildings, and with time the impact will reduce as the proposed tree planting develops. By leaving a buffer zone against Helmeth Hill and by developing the site with buildings that echo the style and setting of existing properties around the edges of Church Stretton, the impact would be minimised (once the construction is complete and the landscaping is established).</i></p> <p><i>The encroachment of the edge of the urban development towards Caer Caradoc would still be evident after all of the mitigation work is implemented and established.</i></p>
<b>Planning history or designations</b>	Within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). No recorded planning history
<b>Land ownership, land agreements and delivery statements</b>	Site in single ownership. Site agent is Les Stephan Planning Ltd, Shrewsbury.
<b>Access to services/employment areas</b>	The site is within easy walking distance of the town centre and the main employment area but not a bus stop with a regular service or the schools. In addition, access to the town centre is hindered by need to cross the A49 (junction controlled by traffic lights). The current access route to the site, Watling Street North/Cwms Lane has a narrow pinch-point with no footway. Public footpaths run either side of Eastwood then up to Helmeth Hill and north to New House Farm as well as along the western boundary of the site to the junction of the New House Farm track with the A49.
<b>Other constraints</b>	None known
<b>General site related benefits</b>	Development on this site has the potential deliver wider social, economic and community benefits. The associated employment site (ELR070) meets the requirements of the Employment Land Review for location, size and use and will broaden the employment base of Church Stretton. Associated proposals to replace the archery facilities currently on ELR070 to the east of this site and provide log cabins to the south as well as using buildings in the New House Farm complex as an outdoor pursuits centre will support the locally important visitor economy.
<b>Transport and Highways related benefits</b>	Vehicular and pedestrian access for the property of Eastwood to the town centre along Cwms Lane will be maintained. There will be no vehicular access to the town centre for residents from the housing site but the provision of a bollard controlled entry from Cwms Lane will provide emergency access. When combined with the new link road to the A49 this will provide two means of access for the emergency services to this part of the town instead of the current single route in and out.
<b>Strategic fit</b>	None identified
<b>Other relevant information</b>	The initial proposals to provide housing on a single, larger parcel of land which extended higher up the slope of the (now) southern parcel have been amended in the light of a public consultation exercise undertaken by the site promoters. The line of the link road from the A49 has similarly been altered to run to the north and east of Eastwood so that vehicular access to this property along Cwms Lane/Watling Street North can be maintained. The location, layout and purpose of the associated proposals has been modified so that an outdoor pursuits centre in the existing barns and outbuildings at New House Farm replaces the earlier proposal for a visitor centre on land near the fishing lake. Land to the east of the proposed employment site will provide facilities for the Longmynd Archers.

## Church Stretton: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
<b>Heritage</b>	No comments for this site. An archaeological baseline survey will be needed in line with the requirements set out in paragraph 128 of the NPPF.
<b>Biodiversity</b>	<p>There are no known protected species on site but the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> </ul> <p>An ecological survey report submitted by the site promoters (December 2013) which covers both this site and ELR070 found that:  <i>The species poor improved grassland of the site supports a commonplace plant community with no designated or listed conservation value. The hedgerows and ditches around the site do have some botanical diversity, while two of the hedgerows around the site might meet the ecological criteria of an 'Important Hedgerow' under the Hedgerow Regulations 1997.</i></p> <p>It recommended that:  <i>A precautionary approach over protected species including bats, otters, dormice, hedgehogs, nesting birds, and common amphibians would be required if this site was developed, possibly with mitigation for the loss of some bird nesting habitat. The risk to these species is low and standard precautions should be sufficient.'</i></p> <p>It concluded that:  <i>Survey and desk study of the same area in 2011 found that there was little likelihood of significant adverse impacts on wildlife conservation from development of the site, but there were some issues over the site's proximity to Helmeth Wood. The most recent proposals place the development area much further from the woodland. They also include some valuable habitat enhancements such as new ponds.</i></p> <p><i>Based on our survey findings, there would be no direct risk to designated habitats or to protected and valued species from the proposed work on this site, provided that care is taken to avoid risks to otters and roosting bats, and to avoid disturbance of badgers, hedgehogs and nesting birds. All of these risks can be avoided or mitigated by standard procedures. Any work to the hedgerows and mature trees that are in or close to the site will need careful planning to avoid risks to bats and birds. Stream crossings and road access will have to be planned to avoid risks to badgers and otters. The current proposals reduce the risk of impact to wildlife around Helmeth Wood. The site does not appear to be more likely to support protected and valued species than any other improved grassland in the Church Stretton area. Work to the site should not impact on habitats in the surrounding landscape.</i></p> <p><i>The development of agricultural land should not be viewed as automatically leading to a loss of biodiversity. Gardens and landscaped grounds also have biodiversity value, which is very likely to exceed that of improved grassland. The grassland in the site appears to be of low diversity at present and is capable of being developed with considerable habitat gain, while the size of the site in relation to its boundaries mean that edge effects and risks to the hedgerow habitat would be lower than with small sites. There is considerable scope for improving the hedgerow habitat around the site, increasing habitat diversity and connectivity.</i></p>
<b>Trees</b>	The hedgerow and field trees will need to be taken into account if development occurs.
<b>Environmental Health</b>	No comments for this site
<b>Drainage: Watercourse</b>	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding

## Church Stretton: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
<b>flooding</b>	which may occur. Some water courses have already been modelled but where no data exists, the issue will need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded or reported to date and no parts of the site are in either Flood Zone 3a or 3b.
<b>Drainage: Surface water flooding</b>	The site is not at risk from surface water flooding
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% of the site is susceptible to ground water flooding
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.
<b>Countryside</b>	No comments for this site
<b>Environment Agency</b>	No comments for this site

Site Ref: CSTR027	Site Name: New House Farm
<b>Community consultation response</b>	<p><i>Issues and Options:</i> This site was not identified as being locally valued by respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation. Responses to question B6 (asking for a preferred direction for growth) favoured development on this site.</p> <p><i>Preferred Options:</i> The site was not included in the Preferred Options consultation as at that stage the Highways Agency had not confirmed that access from the A49 was acceptable. However, this site received the most support of all the alternative sites suggested by the community in the response to question 7 (<i>Please suggest any alternative sites in the Place Plan area you think we should consider instead</i>).</p> <p><i>Revised Preferred Options</i> Views were sought on the proposed allocation of the original extent of the site during this consultation but respondents were very strongly against this. The most frequently raised issue was a perceived negative impact on visual amenity, landscape character and/or the AONB. The safety of the upgraded junction with the A49, the distance of the site from the town, the fact that development was against community/Town Council wishes and concern that allocation would lead to larger development in the future were also expressed.</p> <p>A subsequent representation from Church Stretton Town Council to the Shropshire Council Cabinet meeting of 19<sup>th</sup> February 2014 stated that <i>'To meet the expanded number of houses required, the Town Council, landowners and developers have agreed an increased density of housing on two existing recommended sites by the School (CSTR018) and Leasowes (CSTR019) which, in combination, will deliver the revised housing target in full, without the detrimental impact of the New House Farm development (CSTR027 and ELR070). In addition, development on these sites will crucially be more suited in cost and location to the younger families needed to re-balance the town's demographic.</i></p> <p>The Town Council put forward an alternative recommendation: .....the Town Council contends that the following should be substituted for the New House Farm recommendation namely:</p>

## Church Stretton: Submission

Site Ref: CSTR027	Site Name: New House Farm
	<ul style="list-style-type: none"> <li>• Housing development at The Leasowes (CSTR019) and The Church Stretton Academy (CSTR018)</li> <li>• Employment land at Spring Bank Farm (subsequently this site ELR078)</li> <li>• Plus the reserve recommendation of employment land at Laundry Bank (CSTR013) (ELR051)</li> </ul> <p><i>In combination, these recommendations of deliverable and sustainable developments fully meet Shropshire Council's required targets and comply with national and county planning policies; better serving the economic, social and environmental needs of the area.</i></p>
<b>Statutory bodies responses to date</b>	None specific to this site.

### Site Assessment Summary

The site lies at the end of Cwms Lane and comprises parts of two fields: the southern parcel runs up the slope towards Helmeth Hill and the northern parcel forms part of the land between the property of Eastwood and the fishing lake. Both parcels are being promoted for housing in combination with site ELR078 (the West of New House Farm site) for employment. Associated proposals would provide log cabins and an archery centre on land to the east and south respectively whilst buildings within the New House Farm complex would provide an outdoor pursuits centre. Access for the housing and employment sites will be via an improved junction with the A49 which would also serve the leisure, recreation and tourism facilities.

The Stage 2a assessment (sustainability appraisal) is positive for access to 4 of the 5 facilities and amenities, landscape sensitivity (which is low) and flood risk. The assessment is negative for access to bus transport, amenity green space, the primary school and proximity to ancient woodland. All other sustainability objectives are neutral. The overall sustainability is thus judged to be good.

The Stage 2b assessment shows no significant constraints to development and the landscape sensitivity is recorded as being low in the Stage 2a assessment. Whilst community consultation responses to SAMDev Issues and Options were in favour of development and this site received the most support of all the sites suggested as alternatives in the Preferred Options consultation, the site was strongly rejected by the community during the Revised Preferred Options consultation. Representations were subsequently made to the Shropshire Council Cabinet meeting of 19<sup>th</sup> February 2014 to remove this site from the Final Plan.

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>Yes.</b> The sustainability appraisal is good and the stage 2b assessment shows no significant constraints to development. There are community concerns about the impact of development in this location. However, these are judged to be outweighed by the social and economic benefits of housing development on this site.

### Recommendation

<b>Allocation in Final Plan</b>	<b>No.</b> In the wider context of overall proposals for future housing development in the town, councillors decided not to allocate this site.
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## Church Stretton: Submission

Site Ref: CSTR028		Site Name: Land adjacent to Woodbank House	
Size (ha)	0.38		
Indicative capacity	11		
General location	Adjacent to the A49 and south of the town centre. This site is next to the Churchway Business Centre and between the A49 and the railway. It includes Woodbank House and grounds and extends northwards to the footpath running down to the railway line. The development boundary runs along the opposite side of the A49 to this site.		
Brownfield or Greenfield	Brownfield		
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No		
Current use	House, garden and paddock grazed by ponies		
Topography	Gently sloping down (east to west) towards the railway line.		
Adjoining land uses and boundary features	The Street Meadow affordable housing exception site development lies to the north, the A49 to the east, the Continental Fires site (CSTR013) to the south and the railway line to the east.		
Local highway capacity/ constraints	The site is currently in residential use with an access off the A49 meaning that the existing access can be utilised. Pedestrian and cycle access is currently not acceptable.		
Other critical infrastructure constraints <sup>1</sup>	Church Stretton Place Plan (2011-2012) <i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner		
Inherent landscape character <sup>2</sup>	The existing use of this site means that its character is residential. Neither the South Shropshire Landscape Sensitivity and Capacity Mapping report nor the Stage 2a assessment covers this site.		
Planning history or designations	Within the Shropshire Hills Area of Outstanding Natural Beauty. No known planning history.		
Land ownership, land agreements and delivery statements	No constraints identified		
Access to services/employment areas	The site is not within easy walking distance of a bus stop with a regular service, the school, the town centre or the main employment area. A public footpath runs along the northern boundary of the site, from the A49 down to the railway line.		
Other constraints	None known		
General site related benefits	None identified		
Transport and Highways related benefits	None identified		
Strategic fit	As an allocation this site would not make a significant contribution to meeting		

## Church Stretton: Submission

<b>Site Ref: CSTR028</b>		<b>Site Name: Land adjacent to Woodbank House</b>	
		the housing requirement in Church Stretton therefore the site's strategic contribution is minimal.	
<b>Other relevant information</b>		The owners wish to redevelop the site for housing.	

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>			
<b>Heritage</b>		No comments for this site. An archaeological baseline survey will be needed in line with the requirements set out in paragraph 128 of the NPPF.	
<b>Biodiversity</b>		The site is adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17. Great Crested Newts are known to be present within 120m and survey work to establish their presence/absence on this site together with the nature of any use, will be needed before development could commence. In addition the following surveys will be needed before development could commence: <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> </ul>	
<b>Trees</b>		Trees and hedgerows will be a minor constraint	
<b>Environmental Health</b>		No comments for this site	
<b>Drainage: Watercourse flooding</b>		A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded or reported to date and no parts of the site are in either Flood Zone 3a or 3b.	
<b>Drainage: Surface water flooding</b>		The site is not at risk from surface water flooding	
<b>Drainage: Groundwater flooding</b>		Around 25% of the site is susceptible to ground water flooding	
<b>Drainage: Suitability for SUDS</b>		Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.	
<b>Countryside</b>		No comments for this site	
<b>Environment Agency</b>		No comments for this site	

<b>Site Ref: CSTR028</b>		<b>Site Name: Land adjacent to Woodbank House</b>	
<b>Community consultation response</b>		<p><i>Issues and Options</i></p> <p>This site was not identified as being locally valued by respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation. Responses to question B6 (asking for a preferred direction for growth) favoured development on this site.</p> <p><i>Preferred Options</i></p> <p>In their response of 26<sup>th</sup> February 2013 the Town Council suggested that this site would be suitable for housing.</p> <p><i>Revised Preferred Options</i></p> <p>Views were sought on a minor development boundary amendment to release this</p>	

## Church Stretton: Submission

<b>Site Ref: CSTR028</b>	<b>Site Name: Land adjacent to Woodbank House</b>
	site for windfall development. The proposal was supported.
<b>Statutory bodies responses to date</b>	None specific to this site.

### Site Assessment Summary

The site is at the southern end of the town, adjacent to the Continental Fireplaces showroom, off the A49. It slopes gently down to from the road to the railway and currently forms gardens and a paddock grazed by ponies.

The Stage 2a assessment (sustainability appraisal) is negative for access to bus transport, the primary school, all amenities and facilities and proximity to both an area of Ancient Woodland and a Wildlife Site. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.

The Stage 2b assessment shows no significant constraints, provided that the current access to the A49 can be used. Community consultation responses to SAMDev Issues and Options were in favour of development on this site and the Town Council wished to see the site developed for housing.

### Conclusion

<b>Potential windfall site</b>	<b>Yes</b> as a result of a minor development boundary amendment
<b>Realistic site</b>	<b>n/a</b>

### Recommendation

<b>Allocation in Final Plan</b>	<b>n/a</b>
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## Church Stretton: Submission

<b>Site Ref: CSTR029</b>		<b>Site Name: Land between Watling Street and Cwms Lane</b>	
<b>Size (ha)</b>	6.68		
<b>Indicative capacity</b>	200		
<b>General location</b>	<p>East of the A49 and north of the town centre. This is a large site of 3 fields adjacent to Watling Street North. It runs between Cwms Land and Watling Street North from the Watling Street affordable housing exception site to just beyond the point where the latter joins the A49. Access is from Cwms Lane. The site is being promoted for a tourism and leisure use in conjunction with CSTR27/09 which would deliver housing. However, SAMDev does not allocate for leisure or tourism use, so this assessment focuses on the earlier promotion for housing.</p> <p>The site is just outside the development boundary.</p>		
<b>Brownfield or Greenfield</b>	Greenfield		
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No		
<b>Current use</b>	Grazing		
<b>Topography</b>	The southern section of the site rises steeply towards a rounded, central high point and then drops off less steeply to the north. A small wooded 'dingle' lies just below the southern crest of the central hillock.		
<b>Adjoining land uses and boundary features</b>	New House Farm and a small lake lie to the north/north east, agricultural land to the east, the Watling Street North affordable housing site to the south and Watling Street itself with the woodland of Coppice Leasowes Local Nature Reserve beyond, to the west. Boundaries comprise post and wire fencing with hedges and some significant belts of mature trees.		
<b>Local highway capacity/ constraints</b>	<p>The current vehicular access along Cwms Lane/Watling Street north is unsuitable and an alternative access would need to be found before this site could be developed. The site promoters have submitted information suggesting that the existing junction of Watling Street North with the A49 could be altered to allow this site to be accessed directly from the A49, south along Watling Street North. However, the Highways Agency is responsible for access to roads such as the A49 which comprise the Strategic Road Network. Without confirmation from them of the acceptability of a changed access, the current access constraint must remain.</p> <p>Cycle and pedestrian access could be made acceptable should development take place</p>		
<b>Other critical infrastructure constraints<sup>1</sup></b>	<p>Church Stretton Place Plan (2011-2012)</p> <p><i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner</p>		
<b>Inherent landscape</b>	The woodland belt along the eastern boundary, small dingle within the site internal hedges and woodland to the west combine to give the site a varied		

## Church Stretton: Submission

Site Ref: CSTR029		Site Name: Land between Watling Street and Cwms Lane	
<b>character</b> <sup>2</sup>	and attractive countryside feel. Development on the central high point would most probably be visible from much further than would normally be expected, (as is the landmark building on the Ashbrook site) given the site's location close to an already developed area. The stage 2a assessment shows that the site is within a Landscape Description Unit with <b>low landscape sensitivity</b> .		
<b>Planning history or designations</b>	Within the Shropshire Hills Area of Outstanding Natural Beauty. No known planning history.		
<b>Land ownership, land agreements and delivery statements</b>	Single ownership.		
<b>Access to services/employment areas</b>	The site is within easy walking distance of a bus stop with a regular service, the town centre and the main employment area, but not the schools. The main access route to the site, Watling Street North has a narrow pinch-point with no footway. A public footpath runs around the eastern perimeter of the site from Watling Street North back to the A49.		
<b>Other constraints</b>	None known		
<b>General site related benefits</b>	None identified		
<b>Transport and Highways related benefits</b>	None known		
<b>Strategic fit</b>	Nothing identified		
<b>Other relevant information</b>	This site is being promoted in conjunction with CSTR027/09. The intention is to provide leisure and tourism facilities on this site and develop 120 houses on CSTR027/09. Access to both sites would be provided from a ghost roundabout at the existing point where Watling Street North meets the A49. The leisure and tourism development and new junction with the A49 would be subsidised by the housing development on CSTR027/09.		

Comments from internal consultees, plus Environment Agency site specific comments	
<b>Heritage</b>	No comments for this site. An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF
<b>Biodiversity</b>	The site is adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17. There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Great Crested Newts</li> <li>▪ Reptiles</li> </ul>
<b>Trees</b>	Trees and hedgerows will be a limiting constraint to development. There are significant trees and hedgerows both on the site and along the boundaries. Of particular consideration is the woodland on the west boundary and a buffer for this would be required.
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded or reported to date and no parts of the site are in either Flood Zone 3a or 3b.
<b>Drainage: Surface water</b>	A very small area of the site, adjacent to Cwms Lane, is at risk from surface water flooding.

## Church Stretton: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
<b>flooding</b>	
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% of the site is susceptible to ground water flooding
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.
<b>Countryside</b>	No comments for this site
<b>Environment Agency</b>	No comments for this site

Site Ref: CSTR029	Site Name: Land between Watling Street and Cwms Lane
<b>Community consultation response</b>	This site was not identified as being locally valued by respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation. Responses to question B6 (asking for a preferred direction for growth) did not favour development on this site.
<b>Statutory bodies responses to date</b>	None specific to this site

### Site Assessment Summary

This site lies to the east and adjacent to, Watling Street North and between this and Cwms Lane. The Watling Street affordable housing exception site forms the southern boundary. The southern section of the site rises steeply towards a rounded, central high point before the land drops off less steeply to the north. The current land use is sheep grazing. The site is being promoted for a tourism and leisure use in conjunction with CSTR27/09 (Land adjacent to Cwms Lane) which would deliver housing.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, all facilities and amenities except amenity green space, landscape sensitivity (which is low) flood risk and previous industrial use (a small quarry dating from 1883 is recorded). The assessment is negative for access to the primary school, proximity to an area of Ancient Woodland and to the Coppice Leasowes Local Nature Reserve. The north eastern half of the site is Grade 4 agricultural land, the remainder is Grade 3, giving an overall precautionary negative score. All other sustainability objectives are neutral. The overall sustainability of the site is thus considered to be fair.

The Stage 2b assessment shows that the lack of an acceptable access is a significant constraint to development on this site. Additionally, community consultation responses to SAMDev Issues and Options were not in favour of development on this site.

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>No.</b> Although the overall sustainability of the site is fair, the lack of both an acceptable access and community support for development means that this site is not considered to be a realistic option for allocation

### Recommendation

<b>Preferred option</b>	<b>No.</b> However, if an alternative access were to come forward and there was community support for development, this site could be reconsidered.
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## Church Stretton: Submission

## Church Stretton: Submission

Site Ref: CSTR030	Site Name: Land at Trevor Hill
Size (ha)	0.23
Indicative capacity	7
General location	West of the A49, north of the town centre and adjacent to the Church Stretton Golf Club course. This is a small square site in an elevated position to the west of Links Road/Trevor Hill. Access is by a footpath called Rabbit Burrow which continues out to Cwmdale, one of the steep Long Mynd batch valleys. It is separated from the development boundary by the middle section of CSTR004.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Mature woodland
Topography	Very steeply sloping towards the footpath (west to east).
Adjoining land uses and boundary features	Woodland lies to the north, east and south with the golf course to the west.
Local highway capacity/ constraints	The access is too steep and narrow to accommodate development on this site. Similarly the site's location does not offer acceptable pedestrian and cycle access.
Other critical infrastructure constraints <sup>1</sup>	Church Stretton Place Plan (2011-2012) <i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner
Inherent landscape character <sup>2</sup>	Part of this site is included in site SSCS1-84 in the South Shropshire Landscape Sensitivity and Capacity Mapping Report. This gives the area a <b>high to medium sensitivity</b> with a <b>low capacity for housing</b> . It states that <i>'the area lies in woodland on a steep slope at the end of a quiet cul de sac with large properties in large gardens to the south and east, down the slope. The woodland, dominated by a stand of strong conifers, overall acts as a setting and backcloth to the settlement and existing housing is highly visible within it in views from the valley floor including the A49 road and railway. The area is intrinsically very sensitive and existing housing is beginning to visually overpower the woodland and reduce the quality of the town's setting. The site does not have capacity for housing as the threshold for more housing along the wooded slope has been reached.'</i>
Planning history or designations	Within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). None known
Land ownership, land agreements and delivery statements	Single ownership. Agent is Les Stephan, Shrewsbury.
Access to	The site is within easy walking distance of the schools and a bus stop with a

## Church Stretton: Submission

Site Ref: CSTR030		Site Name: Land at Trevor Hill
services/employment areas	regular service, but not the town centre or the main employment area. There are no public footpaths either in the site or along the boundaries.	
Other constraints	None known	
General site related benefits	None identified	
Transport and Highways related benefits	None identified	
Strategic fit	As an allocation this site would not make a significant contribution to meeting the housing requirement in Church Stretton. Its strategic contribution is minimal.	
Other relevant information	None known	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments for this site. An archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF
Biodiversity	The site is adjacent to the Long Mynd SSSI and Natural England would need to be consulted at the planning application stage. It is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17. There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Dormouse</li> </ul>
Trees	This site comprises prominent skyline woodland and should not be developed.
Environmental Health	No comments for this site
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded or reported to date and no parts of the site are in either Flood Zone 3a or 3b.
Drainage: Surface water flooding	The site is not at risk of surface water flooding
Drainage: Groundwater flooding	There is a moderate risk (between 25 and 50%) of groundwater flooding.
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.
Countryside	No comments received for this site.
Environment Agency	Site acceptable

Site Ref: CSTR030		Site Name: Land at Trevor Hill
Community consultation	This site was not identified as being locally valued by respondents to question B8 (asking if there were any locally valued environmental features for protection and	

## Church Stretton: Submission

Site Ref: CSTR030		Site Name: Land at Trevor Hill
<b>response</b>	enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation. Responses to question B6 (asking for a preferred direction for growth) were balanced for and against development on this site.	
<b>Statutory bodies responses to date</b>	None specific to this site	

### Site Assessment Summary

This site is adjacent to the Church Stretton Golf Club course, along the Rabbit Burrow footpath at the end of Trevor Hill. It comprises a small square of mature woodland which slopes very steeply west to east - from the golf course to the footpath.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school and flood risk. It is negative for access to all amenities and facilities, landscape sensitivity (which is high), and proximity to both the Church Stretton Conservation Area and the Long Mynd SSSI. The whole site is also covered by a group Tree Preservation Order. All other sustainability objectives are neutral. The overall sustainability is thus judged to be poor.

The Stage 2b assessment shows the following significant constraints; vehicular, pedestrian and cycle access; high landscape sensitivity; and the prominent skyline woodland. Community consultation responses to SAMDev Issues and Options were balanced, for and against development on this site.

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>No.</b> The overall poor sustainability of the site and the significant constraints identified by the Stage 2b assessment mean that this site is not considered to be a realistic option for allocation.

### Recommendation

<b>Preferred option</b>	<b>No</b>
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## Church Stretton: Submission

Site Ref: CSTR031		Site Name: Land at Trefnant
Size (ha)	0.7ha	
Indicative capacity	21	
General location	West of the town centre and south of Rectory Wood. The site forms part of the grounds of Trefnant and is adjacent to the car park for Rectory Wood and Rectory Field (all in Shropshire Council ownership) off Cunnery Road.	
Brownfield or Greenfield	Brownfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No	
Current use	Extended garden for Trefnant, largely grassed with mature trees.	
Topography	Steeply sided dome, rising west to east. Former quarry in northern part of site.	
Adjoining land uses and boundary features	Residential to east, road to south, car park to west and Rectory Field to north. Wooden fence along boundary with Rectory Field.	
Local highway capacity/ constraints	Vehicular and pedestrian access are acceptable	
Other critical infrastructure constraints <sup>1</sup>	Church Stretton Place Plan (2011-2012) <i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner	
Inherent landscape character <sup>2</sup>	The site is not covered by the South Shropshire Landscape Sensitivity and Capacity Mapping Report. The stage 2a assessment shows that the site is within a Landscape Description Unit with <b>high landscape sensitivity</b> .	
Planning history or designations	No known planning history. Within the Shropshire Hills AONB	
Land ownership, land agreements and delivery statements	Land in single ownership	
Access to services/employment areas	The site is within easy walking distance of a bus stop with a regular service and the town centre but not the primary school or the main employment area.	
Other constraints	None known	
General site related benefits	None identified	
Strategic fit	None known	
Other relevant information	None known	

### Comments from internal consultees

Heritage	This site is immediately adjacent to the Church Stretton Conservation Area and within the designed landscape associated with the Church Stretton Rectory.
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## Church Stretton: Submission

Comments from internal consultees	
	Development would affect the setting of the grounds around the Old Rectory, an historic designed landscape of at least regional significance. Notwithstanding this, an archaeological baseline survey will be needed in line with the requirements of PPS5/NPPF before any development commences.
<b>Biodiversity</b>	<p>The site within 9km of the Stiperstones and Hollies Special Area of Conservation and adjacent to the Long Mynd SSSI. Natural England would need to be consulted at the planning application stage and any planning application may need a Habitats Regulations Assessment.</p> <p>It is also within the core area of an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17. There are no known protected species on site but the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Great Crested Newts</li> <li>▪ Dormouse</li> <li>▪ Reptiles</li> </ul>
<b>Trees</b>	This site is not recommended for development. It contains trees of such significance that development would have serious detrimental impact on the amenity offered by the tree population. Imposing the built environment onto the existing natural environment would not be sustainable.
<b>Public Protection</b>	No comments for this site
<b>Drainage: Watercourse flooding</b>	There are no watercourses on site or within 50m of the boundary, the site is not in Flood Zone 3 and it does not flood historically.
<b>Drainage: Surface water flooding</b>	This site is not at risk from surface water flooding
<b>Drainage: Groundwater flooding</b>	There is a low risk (less than 25%) of groundwater flooding.
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.
<b>Countryside</b>	No comments for this site

Site Ref: CSTR031	Site Name: Land at Trefnant
<b>Community consultation response</b>	This is a new site which came forward as a result of the Preferred Options consultation so there are no community views to date.
<b>Statutory bodies responses to date</b>	No comments for this site

### Site Assessment Summary

The site lies in the grounds of Trefnant off Cunnery Road. It is steeply sloping and wooded with many mature trees and is adjacent to the Shropshire Council owned Rectory Field.

### Church Stretton: Submission

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, amenity green space, flood risk and previous land use. It is negative for access to the primary school, the other three amenities and facilities, location within an area of natural or semi-natural open space, landscape sensitivity (which is high), proximity to a Conservation Area, a SSSI and to several Ancient Woodlands. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor

The Stage 2b assessment shows that heritage and trees are significant constraints to development. As this site came forward after the Preferred Options consultation had started, there are no community views to date.

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>No.</b> The overall poor sustainability of the site and the significant constraints identified by the Stage 2b assessment mean that this site is not considered to be a realistic option for allocation.

### Recommendation

<b>Preferred option</b>	<b>Not recommended for allocation</b>
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**Church Stretton: Submission  
Employment Site Assessments: Stage 2a**

Site Assessment: Stage 2a

Settlement: Church Stretton

Site ref: ELR051 (also known as CSTR013)		Site Name: Land south of Continental Fires		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			Site is more than 480m from all sports and recreational facilities
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	+	Whole site has low landscape sensitivity
	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	-	The most south-westerly tip of the site is within 300m of Brockhurst Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

## Church Stretton: Submission

Site ref: ELR051 (also known as CSTR013)		Site Name: Land south of Continental Fires		
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Site is within 500m of Ancient Woodland and 250m of a Wildlife Site
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site is on Grade 4 agricultural land
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	

**Church Stretton: Submission**

**Site Assessment: Stage 2a**

**Settlement: Church Stretton**

Site ref: ELR052 (CSTR018)		Site Name: School playing fields		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	Site within 480m of a bus stop with a regular service
2	Primary school within 480m of site boundary	-/+	+	Site within 480m of primary school
3a	<b>Site wholly or partly within:</b>			This is one of the school's playing fields
	▪ 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	-	
3b	<b>Site more than 480m from:</b>			The eastern part of the site is within 480m of an area of natural and semi-natural open space and the majority of the site is within 480m of a children's play area.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	0	No information
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	Site adjacent to the Church Stretton Conservation Area

## Church Stretton: Submission

Site ref: ELR052 (CSTR018)		Site Name: School playing fields		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Site is within 500m of the Long Mynd SSSI
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Site in Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	The southern third of the site is on Grade 3 agricultural land
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	+	Records show that a small area of the site (less than 1 ha) was used for electricity distribution between 1970 and 1996

**Church Stretton: Submission**

**Site Assessment: Stage 2a**

**Settlement: Church Stretton**

Site ref: ELR070		Site Name: West of New House Farm		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			Site includes archery club - an outdoor sports facility
	▪ 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	-		
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
▪ a young people's recreational facility	-/+	-		
4	Landscape sensitivity high <sup>2</sup>	-	+	Landscape sensitivity low
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	

## Church Stretton: Submission

Site ref: ELR070		Site Name: West of New House Farm		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Site within 500m of Caradoc Coppice Ancient re-planted 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 <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Site on Grade 4 agricultural land
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	



**Church Stretton: Submission**

**Site Assessment: Stage 2a**

**Settlement: Church Stretton**

Site ref: ELR0078 (part of CSTR014)		Site Name: Springbank Farm		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	<b>Site more than 480m from:</b>			Only the southern edge of the site is within 480m of a young person's recreational facility
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high <sup>2</sup>	-	+	Whole site has low landscape sensitivity
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	

## Church Stretton: Submission

Site ref: ELR0078 (part of CSTR014)		Site Name: Springbank Farm		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	The southern part of the site is within 100m of the Coppice Leasowes Local Nature Reserve
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Part of the site adjacent to the railway line is in Flood Zone 3
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	The eastern third of the site is on Grade 3 agricultural land and the western two thirds are on Grade 4.
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	

## Church Stretton: Submission

### /Employment Site Assessments: Stage 2b

Site Ref: ELR051 (CSTR013)		Site Name: Land south of Continental Fires
Size (ha)	1.14	
Indicative capacity	Office, light industrial	
General location	Adjacent to the A49, south of the centre of the town. This is a long thin rectangular site between the road and the railway. It is separated from the development boundary by CSTR028 (Land adjacent to Woodbank House.	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No	
Current use	Grazing	
Topography	Gently sloping from the A49 down to the railway	
Adjoining land uses and boundary features	The A49 to the east, railway to the west, residential and the Church Way business centre to the north (including the Continental Fires site) agriculture to the south. The boundaries consist of fences and a line of mature trees alongside the A49.	
Local highway capacity/ constraints	<p>Access would be from the A49, so needs Highways Agency approval. However, the Agency has not confirmed that either an access via the Continental Fires site or direct from the A49 is acceptable. This issue is thus a major constraint to development.</p> <p>The site's location does not offer acceptable pedestrian and cycle access.</p>	
Other critical infrastructure constraints <sup>1</sup>	<p>Church Stretton Place Plan (2011-2012)</p> <p><i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner.</p>	
Inherent landscape character <sup>2</sup>	The South Shropshire Landscape Sensitivity and Capacity Mapping report does not cover this site but the Stage 2a assessment records it as having low landscape sensitivity.	
Planning history or designations	Within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). No planning history.	
Land ownership, land agreements and delivery statements	No legal or ownership constraints. The agent is Fox Associates, Church Stretton.	
Access to services/employment areas	The site is not within easy walking distance of a bus stop with a regular service, the schools, the town centre or the main employment area. There are no public footpaths either in the site or along the boundaries.	
Other constraints	None known	
General site related benefits	None identified.	
Transport and Highways related benefits	None identified	
Strategic fit	This is one of two Stage 2 sites in Church Stretton (the other is	

## Church Stretton: Submission

Site Ref: ELR051 (CSTR013)		Site Name: Land south of Continental Fires
	ELR052/CSTR018 – the School Playing Field) identified as by the Employment Land Review as being suitable for an employment use	
<b>Other relevant information</b>	The Town Council and local community suggested that this site would be suitable for an employment use at both the Preferred Options and Revised Preferred Options stages. Between the Revised Preferred Options stage and the Final Plan stage, work was carried out to demonstrate the feasibility of an employment use, including a Town Council consultation with the local community. Although much progress was made, Shropshire Council did not receive confirmation from the Highways Agency that the site could be accessed satisfactorily.	

Comments from internal consultees, plus Environment Agency site specific comments	
<b>Heritage</b>	An archaeological baseline survey will be needed in line with the requirements set out in paragraph 128 of the NPPF.
<b>Biodiversity</b>	The site is adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17. There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Dormouse</li> </ul>
<b>Trees</b>	The significant mature trees on the east (A49) boundary and one significant tree in the field will be a limiting constraint to development. Shade and proximity issues are possible.
<b>Environmental Health</b>	No comments received for this site.
<b>Drainage: Watercourse flooding</b>	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded or reported to date and no parts of the site are in either Flood Zone 3a or 3b.
<b>Drainage: Surface water flooding</b>	The site is not deemed to be at risk of surface water flooding.
<b>Drainage: Groundwater flooding</b>	There is a low risk of groundwater flooding (less than 25%).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.
<b>Countryside</b>	No comments received for this site.
<b>Environment Agency</b>	Further assessment/modelling of the watercourse within the site is needed to support any allocation i.e. to ascertain how much of the site is developable etc Small sites with un-modelled watercourses can be problematic particularly if there is a culvert or some downstream restriction and further investigations prior to any allocation are encouraged.

Site Ref: ELR051 (CSTR013)		Site Name: Land south of Continental Fires
<b>Community consultation response</b>	<i>Issues and Options</i> This site was not identified as being locally valued by respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues	

## Church Stretton: Submission

Site Ref: ELR051 (CSTR013)	Site Name: Land south of Continental Fires
	<p>and Options consultation. Responses to question B6 (asking for a preferred direction for growth) were in favour of development on this site.</p> <p><i>Preferred Options</i> Responses to this consultation indicated that the Town Council and local community supported the use of this site for employment.</p> <p><i>Revised Preferred Options</i> The access constraints for the site had not been overcome so the site was not included in the Revised Preferred Options consultation. However, the Town Council supported this site as a reserve for employment in their response to this consultation.</p> <p>A subsequent representation from Church Stretton Town Council to the Shropshire Council Cabinet meeting of 19<sup>th</sup> February 2014 stated that <i>'To meet the expanded number of houses required, the Town Council, landowners and developers have agreed an increased density of housing on two existing recommended sites by the School (CSTR018) and Leasowes (CSTR019) which, in combination, will deliver the revised housing target in full, without the detrimental impact of the New House Farm development (CSTR027 and ELR070). In addition, development on these sites will crucially be more suited in cost and location to the younger families needed to re-balance the town's demographic.</i></p> <p>The Town Council put forward an alternative recommendation: <i>.....the Town Council contends that the following should be substituted for the New House Farm recommendation namely:</i></p> <ul style="list-style-type: none"> <li>• <i>Housing development at The Leasowes (CSTR019) and The Church Stretton Academy (CSTR018)</i></li> <li>• <i>Employment land at Spring Bank Farm (subsequently this site ELR078)</i></li> <li>• <i>Plus the reserve recommendation of employment land at Laundry Bank (CSTR013) (ELR051)</i></li> </ul> <p><i>In combination, these recommendations of deliverable and sustainable developments fully meet Shropshire Council's required targets and comply with national and county planning policies; better serving the economic, social and environmental needs of the area.</i></p>
<p><b>Statutory bodies responses to date</b></p>	<p>None specific to this site</p>

### Site Assessment Summary

This is a linear site, between the A49 and the railway, after the Continental Fireplaces showroom when leaving the town to the south. It slopes gently down to from the road to the railway and is currently used for sheep grazing.

The Stage 2a assessment (sustainability appraisal) is positive for landscape sensitivity (which is low) and flood risk. It is negative for access to the primary school, bus transport, all amenities and facilities and for proximity to Brockhurst Castle Scheduled Ancient Monument, an area of Ancient Woodland and a Wildlife Site. The site is being promoted for employment use so access to a primary school and other amenities and facilities is less important than if the site were to be used for housing. All other sustainability objectives are neutral. The overall sustainability of the site for employment use is thus judged to be fair.

The Stage 2b assessment supports development with the exception of significant access constraints. Despite work by the Town Council and site promoters, the Highways Agency has not confirmed to Shropshire Council that the site can be accessed from the A49. Community consultation responses have been consistently in favour of an employment use on this site.

## Church Stretton: Submission

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>No.</b> Although the overall sustainability of the site is fair and the community supports development, the lack of acceptable access means that this site is not considered to be a realistic option for allocation.

### Recommendation

<b>Allocation in Final Plan</b>	<b>Not recommended for allocation.</b>
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<b>Site Ref: ELR052 (CSTR018)</b>		<b>Site Name: School Playing Fields</b>
<b>Size (ha)</b>	2.19	
<b>Indicative capacity</b>	Industrial/office	
<b>General location</b>	West of the A49 and north of the town centre, off Shrewsbury Road. The site is on the right after the school, when travelling from Church Stretton to All Stretton and comprises the school playing field.	
<b>Brownfield or Greenfield</b>	Greenfield	
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a	
<b>Current use</b>	Agriculture (Grade 3/4)	
<b>Topography</b>	Very gently sloping to the east, but mostly flat ground	
<b>Adjoining land uses and boundary features</b>	Agricultural land lies to the north and east, Church Stretton school to the south and Shrewsbury Road to the west.	
<b>Local highway capacity/ constraints</b>	Access for vehicles, pedestrians and cyclists is acceptable	
<b>Other critical infrastructure constraints<sup>1</sup></b>	Church Stretton Place Plan (2011-2012) <i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner.	
<b>Inherent landscape character<sup>2</sup></b>	This is part of site SSCS2-80 in the South Shropshire Landscape Sensitivity and Capacity Mapping report which records medium landscape sensitivity saying that " <i>this area contributes to undeveloped green land acting as a green gap between Church Stretton and All Stretton. It is overlooked by the adjacent B5471 and Conservation Area</i> " The report gives it a high to medium capacity for housing as " <i>the area is relatively flat and featureless</i> "	

## Church Stretton: Submission

Site Ref: ELR052 (CSTR018)	Site Name: School Playing Fields
	The capacity for employment is shown as low since "it lies adjacent to the Conservation Area and is widely visible across the valley floor"
<b>Planning history or designations</b>	Within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). No recent planning applications. The Inspector commented on this site in his report into the inquiry into the 2004-2011 South Shropshire Local Plan that there was no over-riding need for additional housing that would justify developing this greenfield site, but that changes to the settlement boundary here would be under review.
<b>Land ownership, land agreements and delivery statements</b>	The site is owned by Shropshire Council.
<b>Access to services/employment areas</b>	The site is within easy walking distance of the schools, a bus stop with a regular service, the town centre and the main employment area. There are no public footpaths either in the site or along the boundaries.
<b>Other constraints</b>	Paragraph 54 of the National Planning Policy Framework states that: <i>Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless.... the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.</i>
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	This site is also CSTR018 and has been assessed for housing. However, it was also originally promoted for employment use. The Employment Land Review (ELR) found that Church Stretton has no available employment land. In particular, it identified a lack of small offices, starter workshops and grow-on space/development plots, for existing companies to expand into. It gave a high priority to the allocation of 2ha of employment land for the following uses: workshops (0-200 m <sup>2</sup> ); small office (0-100 m <sup>2</sup> ); freehold and grow on units (200-500 m <sup>2</sup> ). The areas considered included ELR050 (CSTR003), ELR051 (CSTR013) and this site, all of which are accessed from either the A49 or the B5477 (Shrewsbury Road). ELR050 was eliminated at Stage 1 of the site assessment process and ELR051 is not considered to be realistic as there is no assurance of a satisfactory access.
<b>Other relevant information</b>	At the Preferred Options stage, development on this site was linked to development on the larger extent of CSTR014, (land adjacent to Church Stretton school). The proposal was to have employment or housing use on this site but only if the playing fields could be replaced on part of the larger CSTR014. Since then, the site promoters have indicated that they would prefer this site to be considered for housing only. They have offered to provide replacement sports facilities of an equal or better standard on the land behind the school (CSTR014). This land is not in their ownership, but negotiations between the relevant parties are currently on-going. This would enable the delivery of both housing on this site and improved sports facilities for the school in a location which is more accessible (for the school) than this site.

## Church Stretton: Submission

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Development may have an impact on the setting of the Church Stretton Conservation Area. Notwithstanding this, an archaeological baseline survey will be needed in line with the requirements set out in paragraph 128 of the NPPF.
<b>Biodiversity</b>	The site is adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17. Great Crested Newts are known to be present within 250m and survey work to establish their presence/absence on this site together with the nature of any use, will be needed before development could commence. In addition the following surveys will be needed before development could commence: <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Reptiles</li> </ul>
<b>Trees</b>	The boundary trees, hedges and one internal tree should be retained if suitable
<b>Environmental Health</b>	No comments for this site
<b>Drainage: Watercourse flooding</b>	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date, although one report has been made to the Flood Forum. No part of the site is in either Flood Zone 3a or 3b.
<b>Drainage: Surface water flooding</b>	A small area in the north-east corner of the site is susceptible to surface water flooding.
<b>Drainage: Groundwater flooding</b>	There is a medium risk of groundwater flooding (between 25 and 50% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.
<b>Countryside</b>	n/a
<b>Environment Agency</b>	<p>Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M.</p> <p>Approximately 0.43ha of the site is also in Groundwater Source Protection Zone (SPZ) 1 and the remainder is in SPZ2. SPZ1 denotes the inner most zone closest to protected groundwater. This is particularly important as the Princes Stretton Hills Mineral Water Company takes water from boreholes in close proximity to the site.</p> <p>Environment Agency (EA) advice is that <i>'The presence of the SPZ has potential implications in terms of land use/design etc. The sources are particularly sensitive as the boreholes take water from not only the underlying solid rocks but also the shallow highly permeable sands and</i></p>



## Church Stretton: Submission

### Comments from internal consultees, plus Environment Agency site specific comments

*gravels within the valley. Consequently any surface pollution could pass rapidly to the groundwater system and potentially the abstraction boreholes. This would therefore be a potential significant concern that would need to be addressed should the site be developed. This pathway is exacerbated by the fact that the groundwater at this location is known to be at an extremely shallow depth. If the Local Planning Authority is minded to allocate this site, based on a review of alternative sites and relevant consideration, we would expect a comprehensive strategy to protect controlled water including abstraction boreholes.*

*The EA's Groundwater Protection Policy and Practice (GP3) states that 'any developers and operators will be required to assess the influence of their activities and to take account of groundwater uses and dependent ecosystems within this area during planning, construction and operation. The Environment Agency will also expect developers and operators to provide adequate information to statutory bodies such as the Environment Agency when submitting their proposals so that the potential impact on groundwater resources and quality can be adequately assessed. In particular, where new techniques, operations, products or substances are involved, developers or operators should be prepared to supply specific relevant data where groundwater is at risk'*

*Additional advice from the EA is that 'the site, within SPZ1, overlies a mixture of unconsolidated silts, sands and gravels (valley infill) from which the water bottling boreholes draw water. Whilst the residential development use is lesser polluting, compared to other land uses, the ground disturbance during construction phase and the associated services over time (deterioration in pipework, leakage etc) can be an issue.*

*In line with the sequential approach, as part of your local plan making process, EA would advise steering development away from constraints such as SPZ1 as set out in the GP3 e.g. A2 and A3 and the NPPF – e.g. "...in preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment".*

*However, if you are minded to allocate this site, based on your review of other suitably available sites, then there will be a need for detailed 'risk assessment' and appropriate mitigation measures (relevant ones set out below) to minimise impact on the bottling plant / SPZ1 and ensure a sustainable development. There may be an additional cost associated with developing this site compared to other land.*

*The 'risk assessment' will mainly inform foundation design in the case of residential and an effective SuDS scheme which must provide measures (location and design) to prevent pollution of groundwater.*

*The following areas of EA GP3 policy appear relevant:*

***N8 - Physical disturbance of aquifers in SPZ1***

*Within SPZ1, we will normally object in principle to any planning application for a development that may physically disturb an aquifer. This mainly relates to foundation designs etc.*

***N9 - Obstruction of flow***

*We will only agree to proposals where the obstruction of groundwater flow is likely to cause an unacceptable change in groundwater levels or flow, if measures to mitigate any effects can be agreed. Mainly foundations etc.*

## Church Stretton: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
	<p><b>A4 - Responsibility for assessments</b>  <i>We expect developers and operators to assess the area of influence of their activities and to take account of groundwater uses and dependent ecosystems within this area during planning, construction, operation, and decommissioning.</i></p> <p><b>A5 - Supply of adequate information</b>  <i>We expect developers and operators to provide adequate information to statutory bodies including ourselves when submitting their proposals, so that the potential impact on groundwater resources and quality can be adequately assessed. In particular, where new techniques, operations, products or substances are involved, developers or operators should be prepared to supply specific relevant data to allow the risk to groundwater to be assessed.</i></p> <p><b>G13 - Sustainable drainage systems</b>  <i>We support the use of sustainable drainage systems (SuDS) for new discharges. Where infiltration SuDS are to be used for surface run-off from roads, car parking and public or amenity areas, they should have a suitable series of treatment steps to prevent the pollution of groundwater.</i></p> <p><i>Where infiltration SuDS are proposed for anything other than clean roof drainage (see G12 - discharge of clean roof water to ground) in a SPZ1 we will require a risk assessment to demonstrate that pollution of groundwater would not occur. They will also require approval from the SuDS approval body (SAB), when these bodies have been established, to ensure they follow the criteria set out in the SuDS national standards (when published), including standards for water quality, design and maintenance.</i></p>

Site Ref: ELR052 (CSTR018)	Site Name: School Playing Fields
<p><b>Community consultation response</b></p>	<p><i>Issues and Options</i>            This site was identified as being valued for playing fields by 12% of respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation. Responses to question B6 (asking for a preferred direction for growth) were not in favour of development on this site.</p> <p><i>Preferred Options</i>            The site was included in the Preferred Options consultation for either housing or an employment use. The employment use was not supported by the community or the Town Council.</p> <p><i>Revised Preferred Options</i>            The removal of this site for an employment use was supported through this consultation.</p>

### Site Assessment Summary

The site is adjacent to Shrewsbury Road, on the right after the secondary school when travelling towards All Stretton. It is mostly level ground and comprises the school playing field. The site is being promoted for either housing or employment use

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, two out of the five amenities and facilities, flood risk and previous industrial use (a small area was used for electricity distribution). It is negative for access to the other three amenities or facilities and proximity to both the Church Stretton Conservation Area and the Long Mynd SSSI. Approximately one third of the site is on Grade 3 agricultural land, the remainder is on Grade 4,

## Church Stretton: Submission

giving an overall neutral score. All other sustainability objectives are neutral. The overall sustainability of the site is judged to be fair for employment use.

The Stage 2b assessment identifies the loss of playing fields as the main constraint to development on this site. NPPF prevents development of playing fields unless the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Proximity to the Church Stretton Conservation Area is an additional constraint.

Community consultation responses to the Preferred Options consultation stages were not in favour of employment development and supported the removal of this site for employment at the Revised Preferred Options stage.

## Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>No.</b> The site is no longer being promoted for an employment use and neither the community nor the Town Council support this use

## Recommendation

<b>Allocation in Final Plan</b>	<b>No</b>
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<b>Site Ref: ELR070</b>	<b>Site Name: West of New House Farm</b>
<b>Size (ha)</b>	1.27
<b>Indicative capacity</b>	Employment site
<b>General location</b>	Slightly east of the A49 and north of the town centre on land currently occupied by the Longmynd Archers Club. The site comprises a level field adjacent to the access track to New House Farm and north of the fishing lake. The current access is from the A49 via the farm track. The site is being promoted for employment in combination with New House Farm (CSTR027). There are associated proposals to provide log cabins, an archery centre and an outdoor pursuits centre on land to the east and south of this site.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	The majority of the site is within a Mineral Safeguarding Area for crushed rock. However, the small size of this site means that it is unlikely that extraction of the mineral will be commercially viable.
<b>Current use</b>	The site is used by the Longmynd Archers club.
<b>Topography</b>	The site is mostly level but surrounded by steeper slopes to the north, east and south.
<b>Adjoining land uses and boundary features</b>	Land to the north and east is in agricultural use, to the south there is a fishing lake and the A49 runs to the west. Hedges comprise the northern, western and eastern boundaries whilst a post and wire fence runs to the south.
<b>Local highway capacity/ constraints</b>	The Highways Agency has agreed in principle to access from the A49. A new ghost island will be provided at the junction of the existing track to New House Farm with the A49 to allow access to this site and the linked housing proposal on CSTR027 (New House Farm). This access would also then be utilised for the additional tourism and leisure proposals. Pedestrian and cycle access could be achieved along Cwms Lane.
<b>Other critical infrastructure constraints<sup>1</sup></b>	Church Stretton Place Plan <i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm

## Church Stretton: Submission

Site Ref: ELR070	Site Name: West of New House Farm
	<p>diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner</p>
<p><b>Inherent landscape character</b><sup>2</sup></p>	<p>This is a level area of land within an otherwise hilly landscape. The surrounding slopes give the site the feeling of being in the bottom of a bowl and this, combined with the adjacent mature vegetation combine to create a very sheltered impression. The South Shropshire Landscape Sensitivity and Capacity Mapping report does not cover this site but the Stage 2a assessment records it as having a low landscape sensitivity.</p> <p>The promoters landscape and visual impact assessment report describes the site as <i>being 'visible from elevated locations to the east and south, notably the footpath up the southern end of Caer Caradoc, and also from Helmeth Hill and at a distance from Ragleth Hill. Views from the west and north are largely screened by vegetation and the landform.'</i></p> <p>It assesses the impact of an employment use here on the landscape as follows <i>'The construction of small industrial buildings, with associated roads, car parking and landscaping, on an area of open grass that is used for archery and sheep grazing, would change its character and its use. The site is associated with the A49 trunk road and the main access to the development sites and is partly contained by the landform and existing trees and hedges. This makes the site the most suitable for this type of use and the assessment of the magnitude of the impact on the landscape is moderate.'</i></p> <p>The visual assessment states:  <i>(The site) is overlooked from the south end of Caer Caradoc allowing a bird's eye view from the site which is popular with ramblers, although, because of its proximity to the base of the hill, views of it from the public footpath are largely cut off by the edge of the hill. The site can also be seen in the distance from public access land on Ragleth Hill over the rooftops of existing properties in Hazler but are generally screened from the west by the landform and vegetation. The site is close to the northern end of the fishing lake and buildings on it would be open to views at a lower level from the south across the lake.</i></p> <ul style="list-style-type: none"> <li>• <i>The significance of the visual impact of the proposed development on views from the countryside is restricted to a relatively small area. However, the proximity to Caer Caradoc and the effect on the setting makes the impact more significant. It is therefore assessed as <b>moderate</b>.</i></li> <li>• <i>During the construction phase the visual impact on views from the countryside would be more disruptive and is therefore assessed as <b>severe</b>.</i></li> </ul> <p>It concludes with:  <i>The employment site would be the most visible of the developments (the housing, log cabins, archery and outdoor pursuits centre) because of the type of development (with a high density of buildings and hard surfaces) its proximity to viewpoints on Caer Caradoc and Helmeth Hill and to the residential property Parklands. It will also be very visible from the proposed</i></p>

## Church Stretton: Submission

Site Ref: ELR070		Site Name: West of New House Farm
	<i>log cabins. This potential impact would be minimised by the arrangement of the buildings, the use of dark coloured, matt finish materials for surface finishes, earth mounding and landscape planting.</i>	
<b>Planning history or designations</b>	Within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). No recorded planning history	
<b>Land ownership, land agreements and delivery statements</b>	Site in single ownership. Agent is Les Stephan Planning Ltd, Shrewsbury.	
<b>Access to services/employment areas</b>	The site is not within easy walking distance of the town centre and other facilities and amenities. In addition, pedestrian and cycle access to the town centre is hindered by need to cross the A49 (junction controlled by traffic lights).	
<b>Other constraints</b>	Paragraph 54 of the National Planning Policy Framework states that: <i>Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless... the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.</i> The site promoters propose to provide replacement archery facilities on land immediately to the east of this site. This offers the Long Mynd Archers club an opportunity to improve their facilities.	
<b>General site related benefits</b>	Development on this site has the potential deliver wider social, economic and community benefits. The linked housing site will make a significant contribution to Church Stretton's housing guideline. Associated proposals to provide log cabins to the south and use buildings in the New House Farm complex as an outdoor pursuits centre will support the locally important visitor economy.	
<b>Transport and Highways related benefits</b>	None known	
<b>Strategic fit</b>	<p>This site could accommodate an employment use. The Employment Land Review (ELR) found that Church Stretton has no available employment land. In particular, it identified a lack of small offices, starter workshops and grow-on space/development plots, for existing companies to expand into. It gave a high priority to the allocation of 2ha of employment land for the following uses: workshops (0-200 m<sup>2</sup>); small office (0-100 m<sup>2</sup>): freehold and grow on units (200-500 m<sup>2</sup>). The areas considered included CSTR003, CSTR013 and CSTR018, all of which are accessed from either the A49 or the B5477 (Shrewsbury Road). CTSR003 was eliminated at Stage 1 of the site assessment process and CSTR013 is not considered to be realistic as there is no assurance it can be accessed from the A49. CSTR018 was proposed for employment use at Preferred Options, but did not receive public or Town Council support and is now carried forward as a housing site only.</p> <p>This site came forward after Preferred Options and so did not form part of the ELR. However, its location opposite ELR050 (CSTR003) and adjacent to and accessed from, the A49 means that it can be considered a very good alternative to this recommended ELR site. The size and proposed uses of the site are also in line with the ELR: namely 1.8ha for small offices, grow on units and light industrial premises.</p>	
<b>Other relevant information</b>	The linking of this site with the New House Farm housing site offers an opportunity for cross subsidy and provides increased certainty that an employment use is deliverable.	

### Comments from internal consultees

<b>Heritage</b>	No comments for this site
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## Church Stretton: Submission

<b>Biodiversity</b>	<p>There are no known protected species on site but the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Great Crested Newts</li> <li>▪ Bats</li> </ul> <p>An ecological survey report submitted by the site promoters (December 2013) which covers both this site and CSTR027 found that:  <i>The species poor improved grassland of the site supports a commonplace plant community with no designated or listed conservation value. The hedgerows and ditches around the site do have some botanical diversity, while two of the hedgerows around the site might meet the ecological criteria of an 'Important Hedgerow' under the Hedgerow Regulations 1997.</i></p> <p>It recommended that:  <i>A precautionary approach over protected species including bats, otters, dormice, hedgehogs, nesting birds, and common amphibians would be required if this site was developed, possibly with mitigation for the loss of some bird nesting habitat. The risk to these species is low and standard precautions should be sufficient.'</i></p> <p>It concluded that:  <i>Survey and desk study of the same area in 2011 found that there was little likelihood of significant adverse impacts on wildlife conservation from development of the site, but there were some issues over the site's proximity to Helmeth Wood. The most recent proposals place the development area much further from the woodland. They also include some valuable habitat enhancements such as new ponds.</i></p> <p><i>Based on our survey findings, there would be no direct risk to designated habitats or to protected and valued species from the proposed work on this site, provided that care is taken to avoid risks to otters and roosting bats, and to avoid disturbance of badgers, hedgehogs and nesting birds. All of these risks can be avoided or mitigated by standard procedures. Any work to the hedgerows and mature trees that are in or close to the site will need careful planning to avoid risks to bats and birds. Stream crossings and road access will have to be planned to avoid risks to badgers and otters. The current proposals reduce the risk of impact to wildlife around Helmeth Wood. The site does not appear to be more likely to support protected and valued species than any other improved grassland in the Church Stretton area. Work to the site should not impact on habitats in the surrounding landscape.</i></p> <p><i>The development of agricultural land should not be viewed as automatically leading to a loss of biodiversity. Gardens and landscaped grounds also have biodiversity value, which is very likely to exceed that of improved grassland. The grassland in the site appears to be of low diversity at present and is capable of being developed with considerable habitat gain, while the size of the site in relation to its boundaries mean that edge effects and risks to the hedgerow habitat would be lower than with small sites. There is considerable scope for improving the hedgerow habitat around the site, increasing habitat diversity and connectivity.</i></p>
<b>Trees</b>	<p>The hedgerow and field trees will need to be taken into account if development occurs.</p>
<b>Public Protection</b>	<p>No comments for this site</p>
<b>Drainage: Watercourse flooding</b>	<p>There is a watercourse within 50m of the site boundary and this may require modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date and there is only 1 Flood Forum record. No parts of the site are in either Flood Zone 3a or 3b</p>

## Church Stretton: Submission

<b>Drainage: Surface water flooding</b>	Around 30% of the site is at risk from surface water flooding
<b>Drainage: Groundwater flooding</b>	There is a medium risk of groundwater flooding (between 25 and 50% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site has low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.
<b>Countryside</b>	No comments for this site

<b>Site Ref: ELR070</b>	<b>Site Name: West of New House Farm</b>
<b>Community consultation response</b>	<p><i>Issues and Options</i></p> <p>This site was not identified as being locally valued by respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation. Responses to question B6 (asking for a preferred direction for growth) favoured development in this general direction</p> <p><i>Preferred Options</i></p> <p>The site was promoted after the Preferred Options consultation had closed.</p> <p><i>Revised Preferred Options</i></p> <p>Views were sought on the proposed allocation of the site for employment use during this consultation but respondents were very strongly against this. The most frequently raised issue was the impact on visual amenity and/or the Shropshire Hills AONB. Other frequently raised issues were; the presence of empty employment units in the town; the safety of the access from the A49; no justification of the need for more employment land and the distance of the site from the town centre.</p> <p>A subsequent representation from Church Stretton Town Council to the Shropshire Council Cabinet meeting of 19<sup>th</sup> February 2014 stated that <i>'To meet the expanded number of houses required, the Town Council, landowners and developers have agreed an increased density of housing on two existing recommended sites by the School (CSTR018) and Leasowes (CSTR019) which, in combination, will deliver the revised housing target in full, without the detrimental impact of the New House Farm development (CSTR027 and ELR070). In addition, development on these sites will crucially be more suited in cost and location to the younger families needed to re-balance the town's demographic.</i></p> <p>The Town Council put forward an alternative recommendation:  <i>.....the Town Council contends that the following should be substituted for the New House Farm recommendation namely:</i></p> <ul style="list-style-type: none"> <li>• <i>Housing development at The Leasowes (CSTR019) and The Church Stretton Academy (CSTR018)</i></li> <li>• <i>Employment land at Spring Bank Farm (subsequently this site ELR078)</i></li> <li>• <i>Plus the reserve recommendation of employment land at Laundry Bank (CSTR013) (ELR051)</i></li> </ul> <p><i>In combination, these recommendations of deliverable and sustainable developments fully meet Shropshire Council's required targets and comply with national and county planning policies; better serving the economic, social and environmental needs of the area.</i></p>
<b>Statutory bodies responses to</b>	None known

## Church Stretton: Submission

<b>Site Ref: ELR070</b>	<b>Site Name: West of New House Farm</b>
<b>date</b>	

### Site Assessment Summary

The site lies to the north of Church Stretton, adjacent to and west of the A49. It comprises a mostly level field to the north of the existing fishing lake currently being used by the Long Mynd Archers Club. It is being promoted for employment in combination with housing on the New House Farm site (CSTR027).

The Stage 2a assessment (sustainability appraisal) is positive for access to an area of natural or semi-natural open space, landscape sensitivity (which is low) and flood risk. It is negative for access to bus transport, the primary school, location within an outdoor sports facility, all the other five amenities and facilities and proximity to Ancient Woodland. All other objectives are neutral. The overall sustainability of the site for employment use is thus judged to be fair. If the archery facilities (the outdoor sports facility) are relocated, then the sustainability appraisal changes to good for employment use.

The Stage 2b assessment shows no significant constraints to development. Community consultation responses to SAMDev Issues and Options were in favour of development in this general direction. The site did not form part of the Preferred Options consultation but there was very strong opposition to its allocation in response to the Revised Preferred Options consultation and representations were made to the Shropshire Council Cabinet meeting of 19<sup>th</sup> February 2014 to remove this site from the Final Plan.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	<b>Yes.</b> The site meets the recommendations of the Employment Land Review in terms of location, size and type of use and the development of the site in combination with the New House Farm housing site helps to support its delivery. The proposal to relocate the archery facilities means that the sustainability appraisal is good and the stage 2b assessment shows no significant constraints to development. There are community concerns about the impact of development in this location. However, these are judged to be outweighed by the social and economic benefits of an employment use on this site.

### Recommendation

<b>Allocation in Final Plan</b>	<b>No.</b> In the wider context of overall proposals for future employment development in the town, councillors decided not to allocate this site.
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<b>Site Ref: ELR078 (formerly part of CSTR014)</b>	<b>Site Name: Springbank Farm</b>
<b>Size (ha)</b>	1.27
<b>Indicative capacity</b>	This site comprises the northern limb of the former CSTR014 (the land adjacent to the school) and is being promoted for employment use. There are linked proposals to provide replacement sporting and recreational facilities on the remainder of the land adjacent to the school in order to release the school playing fields (CSTR018) for housing development.
<b>General location</b>	West of the A49 and north of the town centre. The site lies behind Church Stretton secondary school, off Shrewsbury road.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral</b>	No



## Church Stretton: Submission

Site Ref: ELR078 (formerly part of CSTR014)	Site Name: Springbank Farm
<b>Area or a Mineral Safeguarding Area</b>	
<b>Current use</b>	Rough grassland.
<b>Topography</b>	The site lies within a glacial landform known as a drumlin field and approximately a third of the western part of the site comprises part of a small drumlin. The remainder of the site is mostly level with a marsh in the north/north-western part and a pond in the north-east. These significant topographical features present challenges to the delivery of the site. Whilst there is likely to be a technical solution, its implementation may adversely affect the economic viability of an employment use. Alternatively, an unmodified topography is likely to significantly restrict the developable area.
<b>Adjoining land uses and boundary features</b>	The railway to the east, the campsite on the land adjacent to the school in the south, Springfield farm to the west and agricultural land (comprising another drumlin) to the north. A stream runs along the eastern boundary which also has a line of trees. A relict hedge forms the northern boundary and there is a more substantial hedge to the west. The southern boundary is defined by post and rail fencing with isolated trees.
<b>Local highway capacity/ constraints</b>	There is no vehicular access at present although this could be achieved by extending the current track leading to Springbank Farm. Pedestrian and cycle access is considered acceptable.
<b>Other critical infrastructure constraints<sup>1</sup></b>	Church Stretton Place Plan (2011-2012) <i>Upgrade sewerage network.</i> Church Stretton Wastewater Treatment Works is located approximately 3.8km downstream of the main town, via a 525mm diameter outfall sewer. There are localised hydraulic capacity issues at the upstream end of this outfall sewer. Detailed hydraulic analysis would be required to determine if localised reinforcement work is required to cater for upstream development. There is a single combined sewer overflow in the centre of Church Stretton, which will be affected by development to the north or north/west. The sewer network is currently being reviewed by Severn Trent Water and will continue to be reviewed every 6 months as part of the water company's sewer network plans to allow issues to be addressed in a timely manner.
<b>Inherent landscape character<sup>2</sup></b>	<p>This is mostly level ground in the Church Stretton valley. It has a generally secluded feel, being behind the Springfield Farm complex and adjacent to, but at a lower level than the railway line.</p> <p>This site forms part of a much larger site recorded in the South Shropshire Landscape Sensitivity and Capacity Mapping report (reference SSCS4-80). This states that “<i>A small caravan and camping site is located in the middle of the area around a farm complex to the south of the drumlins but this is generally screened by trees</i>” The larger site is given a high-medium landscape sensitivity and it is reasonable to assume that much of this arises from the “<i>highly visible and attractive character of the landform north of the caravan site</i>”. This site forms part of this landform and as such has a high-medium landscape sensitivity rating.</p> <p>The capacity for employment is described as medium–low for the larger site with a recommendation that any such development be low key and carefully designed.</p>
<b>Planning history or designations</b>	Within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). No planning history.
<b>Land ownership, land agreements and delivery statements</b>	No legal or ownership constraints.
<b>Access to services/employment</b>	The site is not within easy walking distance of the schools, a bus stop with a regular service, the town centre or the main employment area. However, as

## Church Stretton: Submission

<b>Site Ref: ELR078 (formerly part of CSTR014)</b>		<b>Site Name: Springbank Farm</b>
<b>areas</b>	the site is being considered for employment rather than housing, these issues are not considered to be a serious constraint.	
<b>Other constraints</b>	None known	
<b>General site related benefits</b>	None known	
<b>Transport and Highways related benefits</b>	None identified	
<b>Strategic fit</b>	<p>The site could accommodate an employment use. The Employment Land Review (ELR) found that Church Stretton has no available employment land. In particular, it identified a lack of small offices, starter workshops and grow-on space/development plots, for existing companies to expand into. It gave a high priority to the allocation of 2ha of employment land for the following uses: workshops (0-200 m<sup>2</sup>); small office (0-100 m<sup>2</sup>); freehold and grow on units (200-500 m<sup>2</sup>). The areas considered included ELR050 (also CSTR003), ELR051 (also CSTR013) and ELR052 (also CSTR018) all of which are accessed from either the A49 or the B5477 (Shrewsbury Road). ELR050 was eliminated at Stage 1 of the site assessment process and ELR051 (the land south of Continental Fires) is not considered to be realistic as there is no assurance it can be accessed from the A49.</p> <p>This site is in close proximity to ELR052 and is similarly accessed from the B5477 so should be considered a viable alternative. However, the site is too small (1.27ha) to meet whole of the recommended requirement (2ha) so an additional allocated site may be needed.</p>	
<b>Other relevant information</b>	The site is being promoted for an employment use in conjunction with the development of the school playing fields for housing (CSTR018) and replacement sporting and recreational facilities on the rectangular part of the land adjacent to the school. If an agreement can be reached between the respective landowners of the latter two sites there is an opportunity for community gain. However, the provision of such replacement facilities may adversely affect the opportunity for cross-subsidy of this site.	

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No specific comments for this site. There are no known archaeological features on or immediately adjacent to the site, and no other historic environment issues. Any planning application would, however, need to meet the requirements set out in paragraph 128 of the NPPF, and an archaeological advisor would be able to advise any applicant of the need for and scope of any information required to support an application as part of any formal pre-app consultation.
<b>Biodiversity</b>	<p>Part of the site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>Great Crested Newts are known to be present in the area and it is likely that they use the pond on site. The surrounding rough grassland also provides good terrestrial habitat. Ecological survey work to establish their presence/absence on this site together with the nature of any use will be needed before development could commence. Depending on the outcome, land within the site may need to be set aside and/or replacement habitat provided in a suitable location.</p> <p>In addition the following surveys will be needed:</p> <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> </ul>
<b>Trees</b>	The poplars and birch on the southern boundary should not be a constraint on development. The band of screen planting along the railway is an established

## Church Stretton: Submission

	landscape feature close to the boundary. The retention of this would provide beneficial immediate landscape mitigation and would not sterilise the site for development.
<b>Environmental Health</b>	No comments received for this site
<b>Drainage: Watercourse flooding</b>	Approximately one third of the site is within flood zone 3b, the functional flood plain and therefore not suitable for employment use. This represents a significant reduction in the developable area of the site.
<b>Drainage: Surface water flooding</b>	No comments received for this site.
<b>Drainage: Groundwater flooding</b>	No comments received for this site.
<b>Drainage: Suitability for SUDS</b>	No comments received for this site.
<b>Countryside</b>	No comments received for this site.
<b>Environment Agency</b>	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. A significant part of this site (32%) is within Flood Zone 3b where development is not permitted. A specific Flood Risk Assessment is required to identify the developable area of the site and to inform the design and layout of any development to respect the drainage and flood risk issues affecting the site.

<b>Site Ref: ELR078 (formerly part of CSTR014)</b>	<b>Site Name: Springbank Farm</b>
<b>Community consultation response</b>	<p><b>Note: All comments refer to the larger extent of CSTR014 (of which this site formed part) until after the Revised Preferred Options consultation.</b></p> <p><i>Issues and Options</i> This site was not identified as being locally valued by respondents to question B8 (asking if there were any locally valued environmental features for protection and enhancement) in the Site Allocation and Management of Development DPD Issues and Options consultation. Responses to question B6 (asking for a preferred direction for growth) were very strongly in favour of development on this site.</p> <p><i>Preferred Options</i> The site was included as proposed employment allocation (or replacement playing fields or housing depending on the use of CSTR018). The employment use was not supported by the Town Council in either of their responses or by the community.</p> <p><i>Revised Preferred Options</i> The Revised Preferred Options consultation proposed the removal of the site for employment use. This majority of respondents supported this but the Town Council wished to see a mixed housing, employment and playing field development.</p> <p>A subsequent representation from Church Stretton Town Council to the Shropshire Council Cabinet meeting of 19<sup>th</sup> February 2014 stated that: 'To meet the expanded number of houses required, the Town Council, landowners and developers have agreed an increased density of housing on two existing recommended sites by the School (CSTR018) and Leasowes (CSTR019) which, in combination, will deliver the revised housing target in full, without the detrimental impact of the New House Farm development (CSTR027 and ELR070). In addition, development on these sites will crucially be more suited in cost and location to the younger families needed to re-balance the town's demographic.'</p>

## Church Stretton: Submission

Site Ref: ELR078 (formerly part of CSTR014)	Site Name: Springbank Farm
	<p>The Town Council put forward an alternative recommendation:  <i>.....the Town Council contends that the following should be substituted for the New House Farm recommendation namely:</i></p> <ul style="list-style-type: none"> <li>• <i>Housing development at The Leasowes (CSTR019) and The Church Stretton Academy (CSTR018)</i></li> <li>• <i>Employment land at Spring Bank Farm (subsequently this site ELR078)</i></li> <li>• <i>Plus the reserve recommendation of employment land at Laundry Bank (CSTR013) (ELR051)</i></li> </ul> <p><i>In combination, these recommendations of deliverable and sustainable developments fully meet Shropshire Council's required targets and comply with national and county planning policies; better serving the economic, social and environmental needs of the area.</i></p>
<p><b>Statutory bodies responses to date</b></p>	<p>None specific to this site</p>

### Site Assessment Summary

The site lies off Shrewsbury Road, to the northeast of Springbank Farm and adjacent to the railway line. It is within the southern end of a small drumlin field and supports rough grassland containing a pond, a marsh and a notable area of sloping land which forms the eastern extent of a drumlin.

The Stage 2a assessment is positive for access to 3 out of the 5 facilities and amenities and landscape sensitivity (which is low). It is negative for access to a bus stop with a regular service, the primary school, a local park or garden, amenity green space, proximity to the Coppice Leasowes Local Nature Reserve and part of the site is subject to significant flood risk. All other sustainability objectives are neutral. The need to avoid flood risk means that the overall sustainability of the site is judged to be poor.

The Stage 2b assessment shows that although the site can be considered as a viable alternative to the sites proposed by the Employment Land Review, at 1.27ha it is too small to meet the whole of the recommended provision of 2ha. At the same time, the topography of the site may restrict either the amount of land available for development or adversely the economic viability of an employment use. The developable area of the site is further restricted by the need to avoid the functional flood plain which occupies roughly a third of the site along the eastern boundary. The lack of vehicular access is not considered to be a significant constraint but the potential use of much of the site by great crested newts will need to be assessed before development can be considered. Depending on the level and nature of any use it may be possible to retain/provide some habitat in the parts of the site already affected by flooding. Finally, as the site is being promoted in combination with development proposals for the school playing fields, the deliverability of an employment use may be adversely affected by the need to provide replacement sporting and recreational facilities on the land adjacent to the school.

This site was originally part of site CSTR014 (the land adjacent to the school) and all consultation responses are based on this.

Responses to SAMDev Issues and Options were in favour of development but the proposal to allocate the site for employment in the SAMDev Preferred Options document was not supported. At the Revised Preferred Options stage the community supported the removal of the site for employment but the Town Council wished to see a mixed housing, employment and playing field development. Representations were subsequently made to the Shropshire Council Cabinet meeting of 19<sup>th</sup> February 2014 suggesting that this smaller site be included in the Final Plan for an employment allocation.

## Church Stretton: Submission

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>No.</b> At 1.27 ha the site provides less than the 2ha of land recommended by the Employment Land Review and whilst on its own this may be acceptable, the developable area of the site is reduced to around 0.8ha by the need to avoid the functional floodplain to the east. Further reductions may arise from the constraints imposed by the presence of the pond, marsh and drumlin as well as the possibility that great crested newts occur on the site. Whilst there may be a technical solution to the topographical constraints, this may then have an adverse effect on the viability and deliverability of the site. The opportunity for cross-subsidy of the site, as part of linked proposals for housing on the school playing fields, may be similarly affected by the requirement to provide replacement sporting and recreational facilities.

### Recommendation

<b>Allocation in Final Plan</b>	<b>Yes.</b> In the wider context of overall proposals for future housing development in the town, councillors decided to allocate this site. This decision was taken in advance of this technical assessment and the conclusion (above) was not available at the time.
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