

Kinlet: Submission

Stage 1 Assessment

Summary Sheet

Housing Sites

Site Ref		Site Name	Stage 2	Comments
KLT001sd		Little Stocks Close (all sections)	Yes	

Kinlet: Submission

Stage 1 Site Assessment: Kinlet

Site ref: KLT001sd		Site Name: Little Stocks Close (all sections)	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Kinlet: Submission

Note for Stage 1 assessment:

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

Kinlet: Submission

Housing Site Assessment: Stage 2a

Site ref: KLT001sd		Site Name:		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		

Kinlet: Submission

5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	0	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12 a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12 b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Kinlet: Submission

Notes for Stage 2a assessment

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

Kinlet: Submission

Housing Site Assessment: Stage 2b

Site Ref: KLT001	Site Name: Land adjoining Little Stocks Close
Size (ha)	1.58
Indicative capacity	Around 35 from overall site. 20 on eastern side of B4194
General location	Located on the south western edge of Kinlet village either side of B4194 adjacent to Little Stocks Close and village hall.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area.
Current use	Agricultural use
Topography	The site has slopes gently downwards from west to east.
Adjoining land uses and boundary features	Residential uses to the north boundary east of B4194 with village hall on north western edge west of B4194. Agricultural uses adjoin to the south and west. Hedgerow to the west and north with open field to the southern boundary. The school playing field provides feature on the eastern edge of the site.
Local highway capacity/ constraints	Access is acceptable.
Other critical infrastructure constraints¹	No critical infrastructure identified in Place Plans.
Inherent landscape character²	The site was not covered in the Bridgnorth Landscape Sensitivity Study. The site is agricultural land situated on the edge of the village. Moderate landscape in the Shropshire Council Landscape Character Assessment.
Planning history or designations	No planning history. Eight affordable houses developed on adjacent site (Little Stocks Close) granted permission in 1998.
Land ownership, land agreements and delivery statements	In single Estate ownership. Promoted by agent.
Access to services/employment areas	The site adjoins the eastern edge of Kinlet village which provides a level of services and facilities for the wider area.
Other constraints	No other constraints.
General site related benefits	The site could potentially make use of existing footpath linking Little Stocks Close to the rest of the village (avoiding pedestrian use of the B road) and facilities including the pub/school.
Transport and Highways related benefits	None identified.
Strategic fit	The site could provide a suitable scale of housing for the overall growth aspirations of the Parish Council for Kinlet village and the Community Cluster as a whole.
Other relevant information	None provided.

Comments from internal consultees, plus Environment Agency site specific comments

Kinlet: Submission

Heritage	Site located c100m N of a group of cropmark ring ditches - archaeological assessment and possibly evaluation necessary prior to submission.
Biodiversity	Extended phase 1 required. Possible bats. Possible environmental network enhancement.
Trees	Trees and hedgerows will be a minor constraint.
Environmental Health	No comment
Drainage: Watercourse flooding	No known risk
Drainage: Surface water flooding	Minimal. 1.21% of site In less zone for risk of surface flooding.
Drainage: Groundwater flooding	No known risk
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comment
Environment Agency	No comment

Community consultation response	Revised Preferred Option - Some respondents agreed that if new housing takes place in Kinlet that this was the most suitable site whilst raising concerns about the scale of development proposed. The loss of the open space on the edge of the village was also raised as a concern.
Statutory bodies responses	None received

Site Assessment Summary

This site is situated on the south western edge of Kinlet adjoining Little Stocks Close and the village hall. The site scores well in sustainability appraisal on proximity to bus stop and primary school. It scores negatively on proximity to amenities and for being on agricultural land. The site scores neutrally on remaining criteria. Overall, the site's sustainability is considered to be fair based on this appraisal.

The site is considered to be a realistic option for residential development to meet the housing requirement in the village and contribute to the requirement across the Community Cluster as a whole. The whole of the site is capable of providing more than the housing target and it is considered that the land east of the B4194, south of Little Stocks Close, is the preferred part of the site for development of up to 20 dwellings. This site is contained within the boundary of the B4194 and allows for possible links into the rest of the village without crossing the B road. The site is capable of providing an appropriate mix of affordable housing to meet local needs and open market development.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Kinlet: Submission

Preferred option	Yes – a greenfield site on the edge of Kinlet. Part of the overall site east of the B4194 is capable of meeting the housing requirement and should incorporate a suitable mix of affordable/open market housing and be sensitively designed.
-------------------------	--

Notes

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