

Cockshutt Site Assessments: Submission

Stage 1 Assessment:

Site ref	Site Address	Stage 2	Comments
CO001	Former farm	Yes	
CO002	Land west of Cockshutt off Shrewsbury Road	Yes	
CO003	Land at Cockshutt	Yes	
CO004	Land off Shrewsbury Road South	Yes	
CO005	Cockshutt House farm	Yes	Independently too small but developable with CO023
CO006	Crosemere Grange	Yes	
CO008	Land at Crosemere Stores	No	Site is separate from current development boundary by 85m
CO009	Land to the North of Cockshutt	Yes	
CO010	Land South of the Croft	Yes	
CO011	Land at Cockshutt	Yes	
CO012	The Parklands	No	Site is already developed
CO013	Land adjacent to The Leaking Tap	No	50% of site developed as part of a conversion scheme. Remaining site area is less than 0.08ha.
CO014	Shrewsbury Road North	No	Site is part completed by Pochin developments
CO015	The Chapel Field	Yes	
CO017	Rear of Meadow View	Yes	
CO018	Land at Chapel House Farm	Yes	
CO019	Land off Crossmere Road	No	Site is not adjoining the development boundary – it is approximately 90m north.
CO020	Land adj. to Rosemary Cottage	Yes	
CO021	Land adj. to Tasker House	Yes	
CO022	Land at Fieldview	n/a	0.031694 extension to development boundary
CO023	Land to south of Kenwick Road	Yes	

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO001		Site Name: Former 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	Adjoins development boundary at southern tip.
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	Promoted

Recommendation: Site progressed to Stage 2 assessment.

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO002		Site Name: Land west of Cockshutt off Shrewsbury Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Adjoins development boundary
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	Promoted

Recommendation: Site progressed to Stage 2 assessment.

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO003		Site Name: Land at Cockshutt	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site less than 0.2 ha in size	N	
3	Site developed, or under construction or permission has been granted but not yet implemented	N	Adjoins development boundary
4	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	
5	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	
6	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	
7	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	
8	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	
9	Site not currently promoted ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment.

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO004		Site Name: Land off Shrewsbury Road South	
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	Adjoins 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 ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment.

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO005		Site Name: Cockshutt House farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.100721 - adjacent to site CO023sd so could be developed in combination.
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	Adjoins 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 ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO006		Site Name: Crosemere Grange	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjoining development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment.

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO008		Site Name: Land at Crosemere Stores	
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 is separate from current development boundary by 85m
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	Promoted

Recommendation: Site **not** progressed to Stage 2 assessment due to location being not well related to development boundary.

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO009		Site Name: Land to the North of Cockshutt	
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	Adjoins 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 ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment.

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO010		Site Name: Land South of the Croft	
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	Adjoins 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 ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment.

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO011		Site Name: Land at Cockshutt	
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	Adjoins development boundary at corner of site and is contiguous with CO010
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	Promoted

Recommendation: Site progressed to Stage 2 assessment..

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO012		Site Name: The Parklands	
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	Site is already developed
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	-	Site is within 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 ¹	N	Promoted

Recommendation: Site **not** progressed to Stage 2 assessment as already developed.

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO013		Site Name: Land adjacent to The Leaking Tap	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.133558
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Approximately 50% of site developed as part of a conversion scheme. Remaining site area is less than 0.08ha.
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	Y	UHCS

Recommendation: Site **not** progressed to Stage 2 assessment as already developed and remaining area is too small.

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO014		Site Name: Shrewsbury Road North	
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	Site is part completed by Pochin developments
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	-	Allocation

Recommendation: Site **not** progressed to Stage 2 assessment as already developed.

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO015		Site Name: The Chapel Field	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Not immediately adjoining (26m) but contiguous via CO017 and CO021
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	Promoted

Recommendation: Site progressed to Stage 2 assessment

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO017		Site Name: Rear of Meadow View	
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 contiguous via CO021
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	Promoted

Recommendation: Site progressed to Stage 2 assessment

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO018		Site Name: Land at Chapel House 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	Dwelling on site but is being promoted as possible redevelopment.
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	Partly inside and partly outside 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 ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment.

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO019		Site Name: Land off Crossmere Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site is not adjoining the development boundary – it is approximately 90m north.
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	Promoted

Recommendation: Site **not** progressed to Stage 2 assessment due to location being not well related to development boundary..

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO020		Site Name: Land adj. to Rosemary Cottage	
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	Adjoins 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 ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO021		Site Name: Land adj. to Tasker House	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.099876 but would provide access to CO017
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment

Cockshutt Site Assessments: Submission

Stage 1 Site Assessment: *Cockshutt*

Site ref: CO022		Site Name: Land at Fieldview	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.031694 extension to development boundary
2	Site developed, or under construction or permission has been granted but not yet implemented	-	Domestic garden land
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Directly 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 ¹	N	Promoted

Recommendation: Site is a request to change in development boundary.

Cockshutt Site Assessments: Submission

Site ref: CO023		Site Name: Land to south of Kenwick Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.3ha
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	Directly 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 ¹	N	

Recommendation: Site progressed to Stage 2 assessment

Cockshutt Site Assessments: 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

Cockshutt Site Assessments: Submission

Housing Site Assessment: Stage 2a

Site ref: CO001		Site Name: Former farm		
	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	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or	- -/0	0	

Cockshutt Site Assessments: Submission

	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Within Buffer of Ramsar site (Midland Meres & Mosses Phase 2)
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 2
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	

Cockshutt Site Assessments: Submission

Site Assessment: Stage 2a

Settlement: COCKSHUTT

Site ref: CO002		Site Name: Land west of Cockshutt off Shrewsbury Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			Part of site is village recreation ground
	▪ 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	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
▪ a young people's recreational facility	-/+	-		
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Cockshutt Site Assessments: Submission

	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	-	Within Buffer of Ramsar site (Midland Meres & Mosses Phase 2)
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 2 (majority of site)
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	

Cockshutt Site Assessments: Submission

Site Assessment: Stage 2a

Settlement: COCKSHUTT

Site ref: CO003		Site Name: Land at Cockshutt		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Cockshutt Site Assessments: Submission

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

Cockshutt Site Assessments: Submission

Site Assessment: Stage 2a

Settlement: COCKSHUTT

Site ref: CO004		Site Name: Land off Shrewsbury Road South		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Cockshutt Site Assessments: Submission

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

Cockshutt Site Assessments: Submission

Site Assessment: Stage 2a

Settlement: COCKSHUTT

Site ref: CO005		Site Name: Cockshutt House farm		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Cockshutt Site Assessments: Submission

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

Cockshutt Site Assessments: Submission

Site Assessment: Stage 2a

Settlement: COCKSHUTT

Site ref: CO006		Site Name: Crosemere Grange		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Cockshutt Site Assessments: Submission

	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	-	Within Buffer of Ramsar site (Midland Meres & Mosses Phase 2)
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
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	

Cockshutt Site Assessments: Submission

Site Assessment: Stage 2a

Settlement: COCKSHUTT

Site ref: CO009		Site Name: Land to the North of Cockshutt		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Cockshutt Site Assessments: Submission

	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	-	Within Buffer of Ramsar site (Midland Meres & Mosses Phase 2)
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 2
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	

Cockshutt Site Assessments: Submission

Site Assessment: Stage 2a

Settlement: COCKSHUTT

Site ref: CO010		Site Name: Land South of the Croft		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Cockshutt Site Assessments: Submission

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

Cockshutt Site Assessments: Submission

Site Assessment: Stage 2a

Settlement: COCKSHUTT

Site ref: CO011		Site Name: Land at Cockshutt		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Cockshutt Site Assessments: Submission

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

Cockshutt Site Assessments: Submission

Site Assessment: Stage 2a

Settlement: COCKSHUTT

Site ref: CO015		Site Name: The Chapel Field		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Cockshutt Site Assessments: Submission

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

Cockshutt Site Assessments: Submission

Site Assessment: Stage 2a

Settlement: COCKSHUTT

Site ref: CO017		Site Name: Rear of Meadow View		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Cockshutt Site Assessments: Submission

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

Cockshutt Site Assessments: Submission

Site Assessment: Stage 2a

Settlement: COCKSHUTT

Site ref: CO018		Site Name: Land at Cockshutt		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Cockshutt Site Assessments: Submission

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

Cockshutt Site Assessments: Submission

Site Assessment: Stage 2a

Settlement: COCKSHUTT

Site ref: CO020		Site Name: Land adj. to Rosemary Cottage		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Cockshutt Site Assessments: Submission

	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	-	Within Buffer of Ramsar site (Midland Meres & Mosses Phase 2)
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 2
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	

Cockshutt Site Assessments: Submission

Site Assessment: Stage 2a

Settlement: COCKSHUTT

Site ref: CO021		Site Name: Land adj. to Tasker House		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Cockshutt Site Assessments: Submission

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

Cockshutt Site Assessments: Submission

Site Assessment: Stage 2a

Settlement: COCKSHUTT

Site ref: CO023sd		Site Name: Land to south of Kenwick Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Cockshutt Site Assessments: Submission

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

Cockshutt Site Assessments: Submission

Site Ref: CO001	Site Name: Former farm
Size (ha)	0.45
Indicative capacity	10
General location	Northern edge of village on north west part of crossroads at Crosemere. The site is adjacent to the existing development boundary and partially within at the southern end of site.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	All sites in Cockshutt are either wholly covered or mostly covered by an area of mineral safeguarding for superficial sand and gravel deposits.
Current use	There are existing farm buildings on the site, some with some potential for conversion. The site is in use for low key storage. Modern agricultural buildings to the west side.
Topography	Relatively level site
Adjoining land uses and boundary features	Mostly agricultural or former agricultural uses with some residential to the south east where site is adjacent to village boundary. There are sandstone walls adjoining the house to the south.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development <p>Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)</p>
Inherent landscape character²	General Landscape sensitivity across Cockshutt is moderate. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	No designations. Planning history relates to agricultural buildings and use of.
Land ownership, land agreements and delivery statements	Site appears to be in single ownership. Submission document proposes to build 10 additional dwellings (6 detached and 4 semi-detached).
Access to services/employment areas	Well related to village services including primary school, church, public house, shop and village hall. Employment opportunities are very limited within Cockshutt.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish Council have indicated that new development should

Cockshutt Site Assessments: Submission

	preferably be located to the west of the A528(Shrewsbury Road) on small schemes of no more than 5 units per site.
Other relevant information	Some buildings on site have been converted to residential use already. The proposal is to build a further 10 dwellings on land which is currently or previously occupied by agricultural buildings and the yard area.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is adjacent to the Crosemere and Sweetlake SSSI and Ramsar consultation zone.</p> <p>The site 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.</p> <p>The site is within 2km of Crosemere and Sweetlake Ramsar, refer to HRA report.</p>
Trees	MINOR TREE & HEDGEROW CONSTRAINTS. Boundary trees & hedges. Care during demolition / development.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the west and south west of the village and the A528 (Shrewsbury Road) to centre development around village facilities whilst not adding to traffic in the east.
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Cockshutt Site Assessments: Submission

Statutory bodies responses to date	None received
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Site Assessment Summary

This is a small site in use as agricultural land with agricultural buildings. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively because the site is within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and agricultural land quality is grade 2. All sites adjoining the village boundary are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

The site is within easy walking distance of all village amenities. Access could be achieved off of Crosemere Lane. The majority of respondents including the Parish Council have indicated that new development should be located to the west of the A528 in order to balance the village around the existing facilities.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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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.

Cockshutt Site Assessments: Submission

Site Ref: CO002	Site Name: Land west of Cockshutt off Shrewsbury Road
Size (ha)	9.2
Indicative capacity	276
General location	Large site to west of village extending north and west from The Parklands to the north west extremity of the village where it adjoins Shrewsbury Road near Wimbourne Cottages.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	All sites in Cockshutt are either wholly covered or mostly covered by an area of mineral safeguarding for superficial sand and gravel deposits.
Current use	Mostly agricultural with recreation land towards the centre adjacent to the Millenium Hall and Kenwick Close/Church Green.
Topography	Relatively flat with some undulation at southern end where field pattern is much smaller.
Adjoining land uses and boundary features	The built up area of the village lies along the east boundary of the site, agricultural land surrounds the site in all other directions. There is a sandstone wall on the public house car park boundary and there are mature tall hedgerows which act as a good natural boundary to the public house area of the site.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development <p>Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)</p>
Inherent landscape character²	General Landscape sensitivity across Cockshutt is moderate. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	Part of site designated as recreation area by NSLP
Land ownership, land agreements and delivery statements	Site promoted by RPS on behalf of Mosaic Estates.
Access to services/employment areas	Well related to village services including primary school, church, public house, shop and village hall. Employment opportunities are very limited within Cockshutt.
Other constraints	
General site related benefits	
Transport and Highways related benefits	

Cockshutt Site Assessments: Submission

Strategic fit	Parish Council have indicated that new development should preferably be located to the west of the A528(Shrewsbury Road) on small schemes of no more than 5 units per site.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Possible setting issues for Conservation Area and Listed Buildings
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>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>The site is within 2km of Crosemere and Sweetlake Ramsar, refer to HRA report.</p>
Trees	LIMITING TREE & HEDGEROW CONSTRAINTS. Boundary and internal mature trees and hedgerows.
Environmental Health	No comments received
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 needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b. 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. This indicates that the risk of flooding from this site is low or can be managed appropriately.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Site has not been looked at

Community consultation response	<p>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the west and south west of the village and the A528 (Shrewsbury Road) to centre development around village facilities whilst not adding to traffic in the east.</p> <p>The allocation sites adjacent to Chapel House Farm (CO018b) and Land west of</p>
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Cockshutt Site Assessments: Submission

	Cockshutt (CO002) were generally supported at Preferred Options stage (2012), together with an amendment to the existing boundary was proposed at Cockshutt House Farm. Proposed modifications at 'Revised Preferred Options' stage (2013) to include the land at Cockshutt House Farm (CO005) as a site allocation in combination with an additional site – Land south of Kenwick Road (CO023) were generally supported during consultation and have been carried forward with minor amendments as part of the draft Final Plan;
Statutory bodies responses to date	None received

Site Assessment Summary

This is a very large site in use as agricultural and recreation land. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively because the northern part of the site is within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and the agricultural land quality is mostly grade 2 with some grade 3 along the western edge of the site. All sites adjoining the village boundary are mostly grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

The southern area of the site is in a good location adjacent to an existing built up area of the village and is within easy walking distance of all village amenities. Access could easily be achieved off of The Parklands development. It would be possible to achieve two or three separate and distinct small sites that could be built independently in accordance with the wishes of the Parish Council that sites should be no larger than 5 units. Existing trees and hedgerows will need to be retained and carefully considered.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes
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Notes

- 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.
- 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.

Cockshutt Site Assessments: Submission

Site Ref: CO003	Site Name: Land at Cockshutt
Size (ha)	0.73
Indicative capacity	22
General location	South east of village with field access off of a green lane continuation of Crosemere Crescent
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	All sites in Cockshutt are either wholly covered or mostly covered by an area of mineral safeguarding for superficial sand and gravel deposits.
Current use	Grazing land / agricultural
Topography	Level site
Adjoining land uses and boundary features	Residential edge of village along the north and west boundaries of the site. Uses to east and south are agricultural. The site is well enclosed by hedgerows. Crosemere Crescent continues as a grassed lane along the east boundary.
Local highway capacity/ constraints	Feedback from Highways indicates that more information about the suitability of Crosemere Crescent is required.
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development <p>Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)</p>
Inherent landscape character²	General Landscape sensitivity across Cockshutt is moderate. Site was looked at together with CO004 by the Landscape Sensitivity and Capacity study which found that the sensitivity was medium as was the housing capacity but that any housing would be better located at the northern end (CO003) as it would be least obtrusive.
Planning history or designations	
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment areas	Well related to village services including primary school, church, public house, shop and village hall. Employment opportunities are very limited within Cockshutt.
Other constraints	
General site related benefits	
Transport and Highways related benefits	

Cockshutt Site Assessments: Submission

Strategic fit	Parish Council have indicated that new development should preferably be located to the west of the A528(Shrewsbury Road) on small schemes of no more than 5 units per site.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 2km of Crosemere and Sweetlake Ramsar, refer to HRA report.</p>
Trees	MINOR TREE & HEDGROW CONSTRAINTS. Boundary hedgerows & tree.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the west and south west of the village and the A528 (Shrewsbury Road) to centre development around village facilities whilst not adding to traffic in the east.
Statutory bodies responses to date	None received

Site Assessment Summary

Cockshutt Site Assessments: Submission

This is a small site in use as grazing land. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively because the site is classed as agricultural land quality grade 2. All sites adjoining the village boundary are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

The site is within easy walking distance of all village amenities. Access may be achievable off of Crosemere Crescent but more information is required regarding the suitability. The majority of respondents including the Parish Council have indicated that new development should be located to the west of the A528 in order to balance the village around the existing facilities.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No
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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.

Cockshutt Site Assessments: Submission

Site Ref: CO004	Site Name: Land off Shrewsbury Road South
Size (ha)	0.86
Indicative capacity	26
General location	South of village to east of Shrewsbury Road. Telephone exchange building is located at southern end of site.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	All sites in Cockshutt are either wholly covered or mostly covered by an area of mineral safeguarding for superficial sand and gravel deposits.
Current use	Grazing land / agricultural
Topography	Level site
Adjoining land uses and boundary features	Residential edge of village and Shrewsbury Road along the west boundary of the site. Uses to north, east and south are grazing/agricultural. The site is well enclosed by a post and wire fence between this land to the east, whilst there is a hedgerow to the north and also to the south.
Local highway capacity/ constraints	Access is not currently acceptable as it would require an extension to the footway. This however could easily be achieved depending on the size of development.
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development <p>Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)</p>
Inherent landscape character²	General Landscape sensitivity across Cockshutt is moderate. Site was looked at together with CO003 by the Landscape Sensitivity and Capacity study which found that the sensitivity was medium as was the housing capacity but that any housing would be better located at the northern end (CO003) as it would be least obtrusive.
Planning history or designations	Site considered for allocation by NSLP. Inspector recommended that allocation should be site to north of village (The Meadows).
Land ownership, land agreements and delivery statements	Site promoted.
Access to services/employment areas	Well related to village services including primary school, church, public house, shop and village hall. Employment opportunities are very limited within Cockshutt.
Other constraints	
General site related benefits	
Transport and Highways related	

Cockshutt Site Assessments: Submission

benefits	
Strategic fit	Parish Council have indicated that new development should preferably be located to the west of the A528(Shrewsbury Road) on small schemes of no more than 5 units per site.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 2km of Crosemere and Sweetlake Ramsar, refer to HRA report.</p>
Trees	MINOR TREE & HEDGROW CONSTRAINTS. Boundary hedgerows.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the west and south west of the village and the A528 (Shrewsbury Road) to centre development around village facilities whilst not adding to traffic in the east.
Statutory bodies responses to date	None received

Site Assessment Summary

Cockshutt Site Assessments: Submission

This is a small site in use as grazing land. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively because the site is classed as agricultural land quality grade 2. All sites adjoining the village boundary are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

The site is within easy walking distance of all village amenities. Access may be achievable off of Crosemere Crescent but more information is required regarding the suitability. The majority of respondents including the Parish Council have indicated that new development should be located to the west of the A528 in order to balance the village around the existing facilities.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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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.

Cockshutt Site Assessments: Submission

Site Ref: CO005	Site Name: Cockshutt House farm
Size (ha)	0.100721
Indicative capacity	1 or 2
General location	Small site to south west of village opposite The Parklands development on southern side of Kenwick Road.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	All sites in Cockshutt are either wholly covered or mostly covered by an area of mineral safeguarding for superficial sand and gravel deposits.
Current use	Rough pasture
Topography	Relatively flat site
Adjoining land uses and boundary features	Site adjoins residential properties to the north and east with typical residential fencing/hedges. To the west and south the site is bounded by small lanes with patch hedgerow along the boundary. There is open countryside beyond the lanes.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development <p>Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)</p>
Inherent landscape character²	General Landscape sensitivity across Cockshutt is moderate. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	No designations. Outline planning permission refused in 2003 for residential development as it was contrary to policies in the NSLP.
Land ownership, land agreements and delivery statements	Site promoted on behalf of land owner for residential development
Access to services/employment areas	Well related to village services including primary school, church, public house, shop and village hall. Employment opportunities are very limited within Cockshutt.
Other constraints	
General site related benefits	
Strategic fit	Parish Council have indicated that new development should preferably be located to the west of the A528(Shrewsbury Road) on small schemes of no more than 5 units per site.
Other relevant information	

Cockshutt Site Assessments: Submission

Comments from internal consultees	
Heritage	
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>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>The site is within 2km of Crosemere and Sweetlake Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A LIMITING (MODERATE) CONSTRAINT
Public Protection	No comments for this site
Drainage: Watercourse flooding	No watercourse on site or within 50m of site.
Drainage: Surface water flooding	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. This indicates that the risk of flooding from this site is low or can be managed appropriately.
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ. Geology has very low permeability and infiltraion SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments for this site
Community consultation response	No negative responses received regarding the inclusion of this site within the development boundary for Cockshutt. The allocation sites adjacent to Chapel House Farm (CO018b) and Land west of Cockshutt (CO002) were generally supported at Preferred Options stage (2012), together with an amendment to the existing boundary was proposed at Cockshutt House Farm. Proposed modifications at 'Revised Preferred Options' stage (2013) to include the land at Cockshutt House Farm (CO005) as a site allocation in combination with an additional site – Land south of Kenwick Road (CO023) were generally supported during consultation and have been carried forward with minor amendments as part of the draft Final Plan;
Statutory bodies responses to date	None

Site Assessment Summary

This is a small site to the south of the settlement adjoining the existing development boundary. The Stage 2a assessment (sustainability appraisal) is positive for access to bus

Cockshutt Site Assessments: Submission

transport, primary school, amenity green space and flood risk. It is negative for access to the other four amenities and facilities and for agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account and it should also be noted that the geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this

The site is within easy walking distance of all village amenities. The majority of respondents including the Parish Council have indicated that new development should be located to the west of the A528 in order to balance the village around the existing facilities. Subject to suitable drainage being achievable it would be possible to deliver a small development on the southern part of the site that would be in accordance with the wishes of the Parish Council that sites should be no larger than 5 units.

Conclusion

Potential windfall site	Yes
Realistic site	Yes –site is small but could be part of a larger scheme with CO023

Recommendation

Preferred option	Yes – with site CO023 for a maximum of 5 dwellings across the 2 sites
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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.

Cockshutt Site Assessments: Submission

Site Ref: CO006	Site Name: Crosemere Grange
Size (ha)	1.04
Indicative capacity	31
General location	North west of village and to west of cross roads at Crosemere Lane and south of Crosemere Grange
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	All sites in Cockshutt are either wholly covered or mostly covered by an area of mineral safeguarding for superficial sand and gravel deposits.
Current use	Rough unimproved pasture
Topography	Level site
Adjoining land uses and boundary features	East boundary is with built up area of village. To the north is a farm (Crosemere Grange) and to the south there are some domestic gardens beyond which is the playing field for the primary school. The site is boundaed to the west by agricultural land. It is well enclosed by a dense hedge boundary with hedgerow trees.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development <p>Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)</p>
Inherent landscape character²	General Landscape sensitivity across Cockshutt is moderate. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	None
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment areas	Well related to village services including primary school, church, public house, shop and village hall. Employment opportunities are very limited within Cockshutt.
Other constraints	There is a watercourse across the southern part of the site.
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish Council have indicated that new development should preferably be located to the west of the A528(Shrewsbury Road) on small schemes of no

Cockshutt Site Assessments: Submission

	more than 5 units per site.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Possible setting issues for Conservation Area and Listed Buildings
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>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>The site is within 2km of Crosemere and Sweetlake Ramsar, refer to HRA report.</p>
Trees	MINOR / LIMITING TREE & HEDGEROW CONSTRAINTS. Boundary tree & hedges.
Environmental Health	No comments received
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 needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	13% of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Site has not been looked at

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the west and south west of the village and the A528 (Shrewsbury Road) to centre development around village facilities whilst not adding to traffic in the east.
Statutory bodies responses to	None received

Cockshutt Site Assessments: Submission

date	
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Site Assessment Summary

This is a medium sized site of unimproved grazing land. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively because the site is within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and agricultural land quality is grade 2. All sites adjoining the village boundary are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

The site is within easy walking distance of all village amenities. Access could be achieved off of the lane that runs along the north boundary. There is a watercourse crossing the southern part of the site which may be wet and therefore not easily developable. The majority of respondents including the Parish Council have indicated that new development should be located to the west of the A528 in order to balance the village around the existing facilities.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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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.

Cockshutt Site Assessments: Submission

Site Ref: CO009	Site Name: Land to the north of Cockshutt
Size (ha)	5.08
Indicative capacity	152
General location	North of village adjoining The Meadows
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	All sites in Cockshutt are either wholly covered or mostly covered by an area of mineral safeguarding for superficial sand and gravel deposits.
Current use	Agricultural
Topography	Level site
Adjoining land uses and boundary features	Adjoins settlement edge along southern boundary otherwise is bounded by hedgerows with lane to north and A528 to west with agricultural land beyond.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development <p>Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)</p>
Inherent landscape character²	General Landscape sensitivity across Cockshutt is moderate. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment areas	Well related to village services including primary school, church, public house, shop and village hall. Employment opportunities are very limited within Cockshutt.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish Council have indicated that new development should preferably be located to the west of the A528(Shrewsbury Road) on small schemes of no more than 5 units per site.
Other relevant	

Cockshutt Site Assessments: Submission

information	
Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site 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.</p> <p>The site is within 2km of Crosemere and Sweetlake Ramsar, refer to HRA report.</p>
Trees	MINOR TREE & HEDGEROW CONSTRAINTS. Boundary trees & hedges.
Environmental Health	No comments received
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 needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	Less than 10% of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Site has not been looked at
Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the west and south west of the village and the A528 (Shrewsbury Road) to centre development around village facilities whilst not adding to traffic in the east.
Statutory bodies responses to date	None received

Cockshutt Site Assessments: Submission

Site Assessment Summary

This is a very large site in use as agricultural land. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively because the site is within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and agricultural land quality is grade 2. All sites adjoining the village boundary are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

The site is within easy walking distance of all village amenities. Access could be achieved off of the A528. The majority of respondents including the Parish Council have indicated that new development should be located to the west of the A528 in order to balance the village around the existing facilities.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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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.

Cockshutt Site Assessments: Submission

Site Ref: CO010/R	Site Name: Land South of the Croft
Size (ha)	0.5
Indicative capacity	15
General location	East of village and east of Crosemere Crescent
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	All sites in Cockshutt are either wholly covered or mostly covered by an area of mineral safeguarding for superficial sand and gravel deposits.
Current use	Agricultural
Topography	Fairly level site with land sloping gently down towards the eastern end.
Adjoining land uses and boundary features	The site adjoins the settlement edge to the north and west where low density housing is found. Agricultural grazing land surrounds the site to all other aspects. There is a fenced boundary to the south. There is a hedge boundary to the lane. Site CO011 adjoins the site to the east – there is no boundary between these 2 sites which form a single field parcel.
Local highway capacity/ constraints	Feedback from Highways indicates that more information about the suitability of Crosemere Crescent is required.
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development <p>Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)</p>
Inherent landscape character²	General Landscape sensitivity across Cockshutt is moderate. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment areas	Well related to village services including primary school, church, public house, shop and village hall. Employment opportunities are very limited within Cockshutt.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish Council have indicated that new development should preferably be located to the west of the A528(Shrewsbury Road) on small schemes of no

Cockshutt Site Assessments: Submission

	more than 5 units per site.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 2km of Crosemere and Sweetlake Ramsar, refer to HRA report.</p>
Trees	MINOR TREE & HEDGROW CONSTRAINTS. Boundary hedgerows & tree.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the west and south west of the village and the A528 (Shrewsbury Road) to centre development around village facilities whilst not adding to traffic in the east.
Statutory bodies responses to date	None received

Site Assessment Summary

This is a small site in use as grazing land. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively because the site is classed as agricultural land quality grade 2. All sites

Cockshutt Site Assessments: Submission

adjoining the village boundary are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

The site is within easy walking distance of all village amenities. Access may be achievable off of Crosemere Crescent but more information is required regarding the suitability. The majority of respondents including the Parish Council have indicated that new development should be located to the west of the A528 in order to balance the village around the existing facilities.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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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.

Cockshutt Site Assessments: Submission

Site Ref: CO011	Site Name: Land at Cockshutt
Size (ha)	0.58
Indicative capacity	17
General location	East of village and east of site CO010 and Crosemere Crescent
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	All sites in Cockshutt are either wholly covered or mostly covered by an area of mineral safeguarding for superficial sand and gravel deposits.
Current use	Agricultural
Topography	Relatively flat with a very gentle slope down to the east
Adjoining land uses and boundary features	The site adjoins the settlement edge at the north west corner where low density housing is found. Agricultural grazing land surrounds the site to all other aspects. There is a fenced boundary to the south and there is a hedge boundary to the north. Site CO010 adjoins the site to the west – there is no boundary between these 2 sites which form a single field parcel.
Local highway capacity/ constraints	Feedback from Highways indicates that more information about the suitability of Crosemere Crescent is required. Site would need to be accessed via CO010.
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development <p>Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)</p>
Inherent landscape character²	General Landscape sensitivity across Cockshutt is moderate. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	
Land ownership, land agreements and delivery statements	Site promoted.
Access to services/employment areas	Well related to village services including primary school, church, public house, shop and village hall. Employment opportunities are very limited within Cockshutt.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish Council have indicated that new development should preferably be

Cockshutt Site Assessments: Submission

	located to the west of the A528(Shrewsbury Road) on small schemes of no more than 5 units per site.
Other relevant information	Site would need to be accessed via site CO010

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 2km of Crosemere and Sweetlake Ramsar, refer to HRA report.</p>
Trees	MINOR TREE & HEDGEROW CONSTRAINTS. Boundary trees & hedges.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the west and south west of the village and the A528 (Shrewsbury Road) to centre development around village facilities whilst not adding to traffic in the east.
Statutory bodies responses to date	None received

Site Assessment Summary

This is a small site in use as grazing land. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It

Cockshutt Site Assessments: Submission

scores negatively because the site is classed as agricultural land quality grade 2. All sites adjoining the village boundary are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

The site is within easy walking distance of all village amenities. Site could only be developed in conjunction with CO010 to which access may be achievable off of Crosemere Crescent but more information is required regarding the suitability. The majority of respondents including the Parish Council have indicated that new development should be located to the west of the A528 in order to balance the village around the existing facilities.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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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.

Cockshutt Site Assessments: Submission

Site Ref: CO015	Site Name: The Chapel Field
Size (ha)	2.03
Indicative capacity	61
General location	South of village on east side of A528
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	All sites in Cockshutt are either wholly covered or mostly covered by an area of mineral safeguarding for superficial sand and gravel deposits.
Current use	Agriculture
Topography	Level site
Adjoining land uses and boundary features	Agricultural land surrounds the site to all sides with the exception of to the north west corner where there is some residential development mostly on the west of the A528. There is a pair of semi-detached houses immediately to the north of the site which are located outside of the settlement development boundary which does not extend to the east side of the A528 from the point where it crosses the road some 300m north. There are heavily wooded bands to the East and the South and mature hedgerows to the north and west.
Local highway capacity/ constraints	Access not currently acceptable, could would be easily achievable based on development scale – would require a footway.
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development <p>Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)</p>
Inherent landscape character²	General Landscape sensitivity across Cockshutt is moderate. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment areas	Not well related to village services (just outside of buffer zone) including primary school, church, public house, shop and village hall. Employment opportunities are very limited within Cockshutt.
Other constraints	
General site related benefits	
Transport and	

Cockshutt Site Assessments: Submission

Highways related benefits	
Strategic fit	Parish Council have indicated that new development should preferably be located to the west of the A528(Shrewsbury Road) on small schemes of no more than 5 units per site.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site 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.</p> <p>The site is within 2km of Crosemere and Sweetlake Ramsar, refer to HRA report.</p>
Trees	MINOR TREE & HEDGEROW CONSTRAINTS. Boundary trees & hedges. Stand off woodland to north-east & south-east boundaries.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the west and south west of the village and the A528 (Shrewsbury Road) to centre development around village facilities whilst not adding to traffic in the east.
Statutory bodies responses to date	None received

Cockshutt Site Assessments: Submission

Site Assessment Summary

The site consists of an agricultural field located to the south of the settlement. The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to a primary school, access to public transport, access to amenity green space and children's play area and positively for flood risk. It also scores negatively because the site is classed as agricultural land quality grade 2. All sites adjoining the village boundary are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

The site is outside of being within easy walking distance of all village amenities. Access may be achievable off of Shrewsbury Road but there is currently no footway. The majority of respondents including the Parish Council have indicated that new development should be located to the west of the A528 in order to balance the village around the existing facilities.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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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.

Cockshutt Site Assessments: Submission

Site Ref: CO017	Site Name: Rear of Meadow View
Size (ha)	0.85
Indicative capacity	25
General location	South of village on east side of A528 behind two residential properties which front onto Shrewsbury Road.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	All sites in Cockshutt are either wholly covered or mostly covered by an area of mineral safeguarding for superficial sand and gravel deposits.
Current use	Agriculture
Topography	Level site
Adjoining land uses and boundary features	Two residential dwellings to west of site otherwise completely surrounded by agricultural land. The site is bounded by mature hedgerows on all sides with a dense wooded band to the east. The adjoining houses immediately to the west of the site are located outside of the settlement development boundary which does not extend to the east side of the A528 from the point where it crosses the road some 200m north.
Local highway capacity/ constraints	The field has no frontage onto Shrewsbury Road
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development <p>Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)</p>
Inherent landscape character²	General Landscape sensitivity across Cockshutt is moderate. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment areas	Not well related to village services (outside of buffer zone) including primary school, church, public house, shop and village hall. Employment opportunities are very limited within Cockshutt.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish Council have indicated that new development should preferably be

Cockshutt Site Assessments: Submission

	located to the west of the A528(Shrewsbury Road) on small schemes of no more than 5 units per site.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site 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.</p> <p>The site is within 2km of Crosemere and Sweetlake Ramsar, refer to HRA report.</p>
Trees	MINOR TREE & HEDGEROW CONSTRAINTS. Boundary trees & hedges. Stand off woodland to north-east boundary.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the west and south west of the village and the A528 (Shrewsbury Road) to centre development around village facilities whilst not adding to traffic in the east.
Statutory bodies responses to date	None received

Site Assessment Summary

Cockshutt Site Assessments: Submission

The site consists of an agricultural field located to the south of the settlement. The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to a primary school, access to public transport, access to amenity green space and children's play area and positively for flood risk. It also scores negatively because the site is classed as agricultural land quality grade 2. All sites adjoining the village boundary are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

The site is just outside of being within easy walking distance of all village amenities. Direct access would only be achievable off of Shrewsbury Road via adjoining sites (CO015 or CO021). There is currently no footway. The majority of respondents including the Parish Council have indicated that new development should be located to the west of the A528 in order to balance the village around the existing facilities.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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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.

Cockshutt Site Assessments: Submission

Site Ref: CO018	Site Name: Land at Chapel House Farm
Size (ha)	0.39
Indicative capacity	12
General location	South western edge of village on west side of lane to Stanwardine in the Wood.
Brownfield or Greenfield	Brown/Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	All sites in Cockshutt are either wholly covered or mostly covered by an area of mineral safeguarding for superficial sand and gravel deposits.
Current use	Part domestic and part agricultural
Topography	Level site
Adjoining land uses and boundary features	Mixed uses including residential to north and east with agricultural to south and west. The development boundary crosses the site so the southern part is adjoining. Boundary is hedgerow on 3 sides and open to west as is part of a larger field
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development <p>Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)</p>
Inherent landscape character²	General Landscape sensitivity across Cockshutt is moderate. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment areas	Well related to village services including primary school, church, public house, shop and village hall. Employment opportunities are very limited within Cockshutt.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish Council have indicated that new development should preferably be located to the west of the A528(Shrewsbury Road) on small schemes of no more than 5 units per site.

Cockshutt Site Assessments: Submission

Other relevant information	The site is made up of two distinct areas. The northern area contains of a large residential property and garden whilst the southern area is a field in agricultural use. There has been recent residential development near to the site on the opposite side of the lane.
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Great Crested Newts ▪ Bats ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 2km of Crosemere and Sweetlake Ramsar, refer to HRA report.</p>
Trees	Boundary hedgerows & small trees should be NO CONSTRAINT TO DEVELOPMENT.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b. 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. This indicates that the risk of flooding from this site is low or can be managed appropriately.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	<p>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the west and south west of the village and the A528 (Shrewsbury Road) to centre development around village facilities whilst not adding to traffic in the east.</p> <p>The allocation sites adjacent to Chapel House Farm (CO018b) and Land west of Cockshutt (CO002) were generally supported at Preferred Options stage (2012), together with an amendment to the existing boundary was proposed at Cockshutt House Farm. Proposed modifications at 'Revised Preferred Options' stage (2013) to include the land at Cockshutt House Farm (CO005) as a site allocation in</p>
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Cockshutt Site Assessments: Submission

	combination with an additional site – Land south of Kenwick Road (CO023) were generally supported during consultation and have been carried forward with minor amendments as part of the draft Final Plan;
Statutory bodies responses to date	None received

Site Assessment Summary

This is a small site to the south of the settlement partly within and partly adjoining the existing development boundary. The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to a primary school, access to public transport and children's play area and positively for flood risk and access to amenity green space. It also scores negatively because the site is classed as agricultural land quality grade 2. All sites adjoining the village boundary are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account and it should also be noted that the geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this

The site is just outside of being within easy walking distance of all village amenities. The majority of respondents including the Parish Council have indicated that new development should be located to the west of the A528 in order to balance the village around the existing facilities. Subject to suitable drainage being achievable it would be possible to deliver a small development on the southern part of the site that would be in accordance with the wishes of the Parish Council that sites should be no larger than 5 units.

Conclusion

Potential windfall site	No
Realistic site	Yes – southern part

Recommendation

Preferred option	Yes
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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.

Cockshutt Site Assessments: Submission

Site Ref: CO020	Site Name: Land adj. to Rosemary Cottage
Size (ha)	0.76
Indicative capacity	23
General location	Northern edge of village on north east part of crossroads at Crosemere. The side is adjacent to the existing development boundary.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	All sites in Cockshutt are either wholly covered or mostly covered by an area of mineral safeguarding for superficial sand and gravel deposits.
Current use	Agriculture – unimproved pasture
Topography	Relatively level with some gentle undulation
Adjoining land uses and boundary features	Residential to south and south west with agricultural land to north and east. The majority of boundaries are natural hedgerow with some domestic fence to south west where site is bounded by residential dwellings.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development <p>Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)</p>
Inherent landscape character²	General Landscape sensitivity across Cockshutt is moderate. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	Site within NSLP area of Special Environmental Interest (Policy L5 – not saved).
Land ownership, land agreements and delivery statements	Site promoted.
Access to services/employment areas	Well related to village services including primary school, church, public house, shop and village hall. Employment opportunities are very limited within Cockshutt.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish Council have indicated that new development should preferably be located to the west of the A528(Shrewsbury Road) on small schemes of no more than 5 units per site.
Other relevant	

Cockshutt Site Assessments: Submission

information	
Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Possible setting issues for Conservation Area and Listed Buildings
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Great Crested Newts ▪ Bats ▪ Reptiles <p>The site 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.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 2km of Crosemere and Sweetlake Ramsar, refer to HRA report.</p>
Trees	MINOR TREE & HEDGEROW CONSTRAINTS. Boundary hedges.
Environmental Health	No comments received
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 needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Site has not been looked at
Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the west and south west of the village and the A528 (Shrewsbury Road) to centre development around village facilities whilst not adding to traffic in the east.
Statutory bodies responses to date	None received

Cockshutt Site Assessments: Submission

Site Assessment Summary

This is a small site in use as agricultural land with agricultural buildings. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space and children's play area and for flood risk. It scores negatively because the site is within the buffer zone of a Ramsar Site (Midland Meres and Mosses phase 2) and agricultural land quality is grade 2. All sites adjoining the village boundary are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

The site is within easy walking distance of all village amenities. Access could be achieved off of Crosemere Lane. The majority of respondents including the Parish Council have indicated that new development should be located to the west of the A528 in order to balance the village around the existing facilities.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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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.

Cockshutt Site Assessments: Submission

Site Ref: CO021	Site Name: Land adj. to Tasker House
Size (ha)	0.1
Indicative capacity	3
General location	South of village on east side of A528 north of two residential properties which front onto Shrewsbury Road.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	All sites in Cockshutt are either wholly covered or mostly covered by an area of mineral safeguarding for superficial sand and gravel deposits.
Current use	Agriculture – used as field access to site at rear (CO017)
Topography	Level site
Adjoining land uses and boundary features	Two residential dwellings to south of site with agricultural land to north and east. The boundary to the south is marked by domestic fence and hedge. The other boundaries are not as strong with gaps in the hedgerows or open to the road. The adjoining houses immediately to the south of the site are located outside of the settlement development boundary which does not extend to the east side of the A528 from the point where it crosses the road some 200m north. The development boundary does include the properties on the west side of the A528.
Local highway capacity/ constraints	Access not currently acceptable, could would be easily achievable based on development scale – would require a footway.
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development <p>Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)</p>
Inherent landscape character²	General Landscape sensitivity across Cockshutt is moderate. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment areas	Well related to village services including primary school, church, public house, shop and village hall. Employment opportunities are very limited within Cockshutt.
Other constraints	
General site related benefits	
Transport and	

Cockshutt Site Assessments: Submission

Highways related benefits	
Strategic fit	Parish Council have indicated that new development should preferably be located to the west of the A528(Shrewsbury Road) on small schemes of no more than 5 units per site.
Other relevant information	Site too small to allocate independently. If CO017 becomes a realistic allocation site, this site would be required for access.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site 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.</p> <p>The site is within 2km of Crosemere and Sweetlake Ramsar, refer to HRA report.</p>
Trees	MINOR TREE & HEDGEROW CONSTRAINTS. Boundary trees, Google suggests small trees internal to site of no significance.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the west and south west of the village and the A528 (Shrewsbury Road) to centre development around village facilities whilst not adding to traffic in the east.
Statutory bodies responses to date	None received

Cockshutt Site Assessments: Submission

Site Assessment Summary

This is a small site to the south of the settlement. The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to a primary school, access to public transport and children's play area and positively for flood risk and access to amenity green space. It also scores negatively because the site is classed as agricultural land quality grade 2. All sites adjoining the village boundary are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

The site is just outside of being within easy walking distance of all village amenities. There is currently no footway. The majority of respondents including the Parish Council have indicated that new development should be located to the west of the A528 in order to balance the village around the existing facilities.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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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.

Cockshutt Site Assessments: Submission

Site Ref: CO023	Site Name: Land to South of Kenwick Rd
Size (ha)	0.3ha
Indicative capacity	3 to 4
General location	Small site to south west of village opposite The Parklands development on southern side of Kenwick Road and adjacent to CO005.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	All sites in Cockshutt are either wholly covered or mostly covered by an area of mineral safeguarding for superficial sand and gravel deposits.
Current use	Rough pasture
Topography	Relatively flat site
Adjoining land uses and boundary features	Site adjoins residential properties to the east with typical residential fencing/hedges. To the west and north the site is bounded by small lanes with patch hedgerow along the boundary. The south west boundary is not defined and there is open countryside beyond.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	<p>Ellesmere Place Plan (2011-2012)</p> <ul style="list-style-type: none"> ▪ New primary school provision in Ellesmere ▪ Potential need for upgrades to the Sewage Treatment Works ▪ Upgrades to sewerage infrastructure ▪ Junction capacity and safety improvements where necessary to facilitate development ▪ Car and cycle parking facilities for new developments ▪ Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) ▪ Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development <p>Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings)</p>
Inherent landscape character²	General Landscape sensitivity across Cockshutt is moderate. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	No designations.
Land ownership, land agreements and delivery statements	Site promoted on behalf of land owner for residential development
Access to services/employment areas	Well related to village services including primary school, church, public house, shop and village hall. Employment opportunities are very limited within Cockshutt.
Other constraints	
General site related benefits	
Strategic fit	Parish Council have indicated that new development should preferably be located to the west of the A528(Shrewsbury Road) on small schemes of no more than 5 units per site.
Other relevant information	

Cockshutt Site Assessments: Submission

Comments from internal consultees	
Heritage	
Biodiversity	<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"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>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. Certainly not develop woodland and pond area which are within network. Will need gcn survey.</p> <p>The site is within 2km of Crosemere and Sweetlake Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A LIMITING (MODERATE) CONSTRAINT
Public Protection	No comments for this site
Drainage: Watercourse flooding	No watercourse on site or within 50m of site.
Drainage: Surface water flooding	
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible). 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. This indicates that the risk of flooding from this site is low or can be managed appropriately.
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ. Geology has very low permeability and infiltraion SUDS are likely to be less suitable, although site investigations should be carried out to confirm this
Countryside	No comments for this site
Community consultation response	The allocation sites adjacent to Chapel House Farm (CO018b) and Land west of Cockshutt (CO002) were generally supported at Preferred Options stage (2012), together with an amendment to the existing boundary was proposed at Cockshutt House Farm. Proposed modifications at 'Revised Preferred Options' stage (2013) to include the land at Cockshutt House Farm (CO005) as a site allocation in combination with an additional site – Land south of Kenwick Road (CO023) were generally supported during consultation and have been carried forward with minor amendments as part of the draft Final Plan;
Statutory bodies responses to date	None

Site Assessment Summary

Cockshutt Site Assessments: Submission

This is a small site to the south of the settlement adjoining the existing development boundary. The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, primary school, amenity green space and flood risk. It is negative for access to the other four amenities and facilities and for agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be good. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account and it should also be noted that the geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this

The site is within easy walking distance of all village amenities. The majority of respondents including the Parish Council have indicated that new development should be located to the west of the A528 in order to balance the village around the existing facilities. Subject to suitable drainage being achievable it would be possible to deliver a small development on the southern part of the site that would be in accordance with the wishes of the Parish Council that sites should be no larger than 5 units.

Conclusion

Potential windfall site	Yes
Realistic site	Yes –as part of a larger scheme with CO005

Recommendation

Preferred option	Yes – with site CO005 for a maximum of 5 dwellings across the 2 sites
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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.