

Tetchill, Lee & Whitemere: Submission

Stage 1 Assessment:

Summary sheet

Site ref	Site Address	Stage 2	Comments
TET001	Land south of Cairndale	Yes	
TET002	Land off Tetchill Moor Lane	Yes	

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Stage 1 Assessment:

Stage 1 Site Assessment: *Tetchill*

Site ref: TET001		Site Name: Land south of Cairndale	
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	Tetchill is part of a proposed Cluster
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..

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Stage 1 Site Assessment: *Tetchill*

Site ref: TET002		Site Name: Land off Tetchill Moor Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Tetchill is part of a proposed Cluster
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	Very small part of site at eastern end is affected by Flood Zone 2 & 3
9	Site not currently promoted ¹	N	Promoted

Recommendation: Site progressed to Stage 2 assessment..

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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

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Housing Site Assessment: Stage 2a

Site ref: TET001		Site Name: Land south of Cairndale		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
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	

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	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	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	-	Majority of site is Grade 3. A very small area (>10%) is Grade 4
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Within buffer of Ellesmere Road former Landfill site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

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Site Assessment: Stage 2a

Settlement: TETCHILL

Site ref: TET002		Site Name: Land off Tetchill Moor Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	-	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
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	

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	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	-	-	Very small part of site is affected by FZ 2 & 3 at eastern end.
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Grade 4
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Within buffer of Ellesmere Road former Landfill site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

- 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.
- Sensitivity assessment based on the relevant Landscape Description Unit in the Shropshire Landscape Character Assessment
- and 4. Designated sites and their buffer zones

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

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

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Housing Site Assessment: Stage 2b

Site Ref: TETOO1	Site Name: Land south of Cairndale
Size (ha)	3.5
Indicative capacity	105
General location	The site is located to the south of Tetchill opposite residential development at Val View.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a mineral safeguarding area.
Current use	Agriculture
Topography	Relatively flat
Adjoining land uses and boundary features	To the north and west, the site is adjacent to a residential area. The west of the site is directly adjacent to Hordley Road. The rest of the site is surrounded by agricultural land.
Local highway capacity/ constraints	Access acceptable Cycle access acceptable
Other critical infrastructure constraints¹	The Ellesmere Place Plan 2011-2012 indicates that there are no critical infrastructure constraints for Tetchill, Lee and Whitemere.
Inherent landscape character²	No site specific assessment is available. Stage 2a shows low general sensitivity for the area.
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted by RF Davies Architectural Services
Access to services/employment areas	The site is not located within easy walking distance of a bus stop with a regular service or a primary school. A public footpath crosses the site and another footpath is located to the west of the site, north of Val View.
Other constraints	None known
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	None known

Comments from internal consultees, plus Environment Agency site specific comments	
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</p>

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	improve environmental networks. The site is within 2km of White Mere Ramsar, refer to HRA report.
Trees	No significant tree or hedge constraints
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 low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, a limited part of the site has been identified as a realistic option by the Parish Council. At Preferred Options stage (2012), the allocation of land south of Cairndale (TET001), together with an amendment to the development boundary for Tetchill and infill development only within Lee and Whitemere were not supported by local residents due to concerns about infrastructure capacity and highway safety issues. However, the Parish Council maintained its view that some limited development across the cluster would deliver some enhancements for the village whilst providing some additional housing and for these reasons, the proposals were carried forward unchanged at 'Revised Preferred Options' stage (2013).
Statutory bodies responses to date	None specific to this site

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site positively for low landscape sensitivity and low flood risk. However, the site scores negatively for access to a primary school, access to a bus service, access to all 5 key amenities and facilities, the site is within 250m of a historical landfill and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The site is located on the southern edge of Tetchill, adjoining existing residential development. The site is of an inappropriate scale for the size and character of the village and in light of community aspirations for further development. However, the Parish Council has identified that the site is a realistic option if contained to the north western corner, mirroring existing development on the opposite site of Hordley Road, at Val View.

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Conclusion

Potential windfall site	NO
Realistic site	YES- for a limited amount of development

Recommendation

Preferred option	YES- but only for a small part of the site, to accommodate approximately 10 dwellings.
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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.

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Site Ref: TET002	Site Name: Land off Ellesmere Road
Size (ha)	0.27
Indicative capacity	8
General location	The site is located in the north eastern part of Tetchill, off Ellesmere Road and Tetchill Moor Lane and encompasses Saddle Brook and Ivy Cottage
Brownfield or Greenfield	Mixed
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a mineral safeguarding area.
Current use	House and field
Topography	Relatively flat
Adjoining land uses and boundary features	To the north, the site is adjacent to Ellesmere Road. To the north and west, the site is adjacent to a residential area. The rest of the site is adjacent to agricultural land.
Local highway capacity/ constraints	Access acceptable Cycle access acceptable
Other critical infrastructure constraints¹	The Ellesmere Place Plan 2011-2012 indicates that there are no critical infrastructure constraints for Tetchill, Lee and Whitemere.
Inherent landscape character²	No site specific assessment is available. Stage 2a shows low general sensitivity for the area.
Planning history or designations	None
Land ownership, land agreements and delivery statements	Site promoted by Ellesmere Rural Parish Council
Access to services/employment areas	The site is not located within easy walking distance of a bus stop with a regular service or a primary school. There are no public footpaths within the immediate vicinity of the site.
Other constraints	None known
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	None known

Comments from internal consultees, plus Environment Agency site specific comments	
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 within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy</p>

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	CS17. The site is within 2km of White Mere Ramsar, refer to HRA report.
Trees	Trees and hedgerows considered to be a moderate constraint
Environmental Health	No comments received
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and 1 flood event has been reported by a member of the public to the Flood Forum. 3.77% of the site is in Flood Zone 3a.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, this site has been put forward by Ellesmere Rural Parish Council as a proposed amendment to the existing development boundary, on the condition that the site is only considered suitable for one additional dwelling. At Preferred Options stage (2012), the allocation of land south of Cairndale (TET001), together with an amendment to the development boundary for Tetchill and infill development only within Lee and Whitemere were not supported by local residents due to concerns about infrastructure capacity and highway safety issues. However, the Parish Council maintained its view that some limited development across the cluster would deliver some enhancements for the village whilst providing some additional housing and for these reasons, the proposals were carried forward unchanged at 'Revised Preferred Options' stage (2013).
Statutory bodies responses to date	None specific to this site

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to a primary school, access to a bus service, access to all 5 key amenities and facilities, high risk of flooding, high landscape character the site is within 250m of a historical landfill and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The site is located in the north eastern part of Tetchill, bordering Ellesmere Road and adjacent to existing residential development. It has been put forward by Ellesmere Rural Parish Council for inclusion within the development boundary, on the basis that it is considered suitable for one additional dwelling.

Conclusion

Potential windfall site	YES
Realistic site	YES- for very limited development

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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.