

Highley: Submission

Stage 1 Assessments

Summary Sheet

Housing Site Assessments

Site Ref	Site Name	Stage 2	Comments
HIGH001	The Cedars	YES	
HIGH002	Land at Highley	YES	
HIGH003	Rhea Hall	YES	<i>application in LB2004/00007 progressed to stage 2 (HIG1)</i>
HIGH004 also part of HIGH011	Land at Jubilee Drive	YES	
HIGH005	St Mary's Corner Woodhill Rd	NO	Site not promoted
HIGH006	Land off Hazelwells Rd	NO	Already developed
HIGH007	Land off Bridgnorth Rd Fern Cottage	NO	Site not promoted
HIGH008	Land off High St	NO	Already developed
HIGH009	Parking Court Barke Street	NO	Site not promoted
HIGH010	Highley Garage	NO	Too small
HIGH011 includes HIGH004	Land at Highley	NO	Site not promoted - broad location (only assess HIGH004)
HIGH012	Land at Highley	NO	Site not promoted - broad location
HIGH013	Land at Highley	NO	
HIGH014	Land at Highley	NO	Site not promoted - broad location
HIGH015	Land at Highley	NO	
HIGH016	Land at Highley	YES	
HIGH017	Land at Woodhill Farm	YES	

Highley: Submission

Stage 1 Site Assessment: *Highley*

Site ref: HIGH001		Site Name: The Cedars	
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	LB2006/00003 Allocated for housing 21 private and 9 affordable BDC info 2007 - the Council's current policy is to seek 50% affordable split equally between social rented/intermediate - 15 private, 15 soc/int
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Progress to stage 2

Highley: Submission

Stage 1 Site Assessment: *Highley*

Site ref: HIGH002		Site Name: Land at Highley	
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	Adj. to possible employment site
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	Although not adjacent to boundary or well related in its own regard the site adjoins HIGH013.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted (Land for People Community Land Trust)

Recommendation: Progress to stage 2

Highley: Submission

Stage 1 Site Assessment: *Highley*

Site ref: HIGH003		Site Name: Rhea Hall	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Site allocated in redepot plan November 2004 for up to 20 dwellings Supercedes LB1990/00040 (12704429) Of the affordable 75% to be social and 25% to be intermediate. Adopted 18 July 2006 21 dwellings - 15 private and 6 affordable. BDC info 2007
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted (Land for people CLT)

Recommendation: Progress to stage 2 application in LB2004/00007 progressed to stage 2 (HIG1)

Highley: Submission

Stage 1 Site Assessment: *Highley*

Site ref: HIGH004 also part of HIGH011		Site Name: Land at Jubilee Drive	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	One side adj. 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	Site promoted

Recommendation: Progress to stage 2

Highley: Submission

Stage 1 Site Assessment: *Highley*

Site ref: HIGH005		Site Name: St Mary's Corner Woodhill Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.23
2	Site developed, or under construction or permission has been granted but not yet implemented	N	(UHCS)
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within 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	Y	Site not promoted

Recommendation: Do not progress

Highley: Submission

Stage 1 Site Assessment: *Highley*

Site ref: HIGH006		Site Name: Land off Hazelwells Rd	
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	<p>BR2006/00190 Erection of a two storey block of four self-contained flats (4X2BEDS) PART SUPERCEEDS BR2005/00632 (12707355) u/c March 2007 site visits BDC INFO 2007 - ALL TO BE SOCIAL RENTED ALL COMPLETED SITE VISIT MAR-08</p> <p>BR2005/00632 Erection of thirteen dwelling (3 x terraced houses,3 beds), (10 x semi/detached, 3x2 bed & 7x3 bed)houses and construction of new vehicular access Supercedes LB2004/00009 (12707064/6) Site allocated in redeposit plan November 20004 for up to 10 dwellings. Land originally part of HIG1 previously allocated. This site was poor quality housing which was demolished and rebuilt. 3 dwellings superceeded by BR2006/00190 (12707504)</p> <p>All dwellings to be social housing. BDC CONFIRMED 2007. u/c March 2007 site visits PLOTS 1-4 COMPLETED JULY 2007 BR BIR ALL COMPLETED SITE VISIT MAR-08</p>
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	

Highley: Submission

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	Site not promoted

Recommendation: Do not progress

Highley: Submission

Stage 1 Site Assessment: *Highley*

Site ref: HIGH007		Site Name: Land off Bridgnorth Rd Fern Cottage	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.22
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: Do Not Progress

Highley: Submission

Stage 1 Site Assessment: *Highley*

Site ref: HIGH008		Site Name: Land off High St	
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	<p>BR1995/00222 ERECTION OF 21 DWELLINGS At 7/2002 BDC not lapsed as some highway works done. At 6/2004 BDC say not lapsed. At 4/2005 BDC say not to lapse as the access work has been implemented. At 06/06 BDC say not to lapse as development has recently begun on site 1 DWELLING SUPRSEDED - REPLACED BY 2 APP BR2006/00860 PLNREF 12707700 PLOTS 17, 18, 19 BUILT DEC 2006 BR BI Plots 1-8 u/c March 2007 site visits Plots 9-16, 20 built March 2007 site visits PLOTS 3, 4, 5, 6, 7, 8 BUILT BR BI 31 APR 2007 ALL COMPLETED SITE VISIT MAR-08</p> <p>BR2006/00860 Erection of a two storey building to form two maisonettes (2 x 1 BEDS, SD) Partly supesedes BR1995/00222: plot 21, 1 DH replaced by 2 maisonettes u/c March 2007 site visits COMPLETED MAY-07 BRBI</p>
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	

Highley: Submission

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	Site not promoted

Recommendation: Do Not progress

Highley: Submission

Stage 1 Site Assessment: *Highley*

Site ref: HIGH009		Site Name: Parking Court Barke Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.26
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: Do not Progress

Highley: Submission

Stage 1 Site Assessment: *Highley*

Site ref: HIGH010		Site Name: Highley Garage	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.19
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Erection Of A Workshop For An Additional Two Repair Bays Garage
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted through pre-application discussion

Recommendation: Do not progress.

Highley: Submission

Stage 1 Site Assessment: *Highley*

Site ref: HIGH011		Site Name: Land at Highley	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Takes in HIGH004
2	Site developed, or under construction or permission has been granted but not yet implemented	N	BROAD LOCATION
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	adj. 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	Y	Site not promoted

Recommendation: Do not progress

Highley: Submission

Stage 1 Site Assessment: *Highley*

Site ref: HIGH012		Site Name: Land at Highley	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Takes in HIGH004 20.90ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	BROAD LOCATION INCLUDES PLACE CALLED HAZELWELLS
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	adj. 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	Y	Site not promoted

Recommendation: Do not progress

Highley: Submission

Stage 1 Site Assessment: *Highley*

Site ref: HIGH013		Site Name: Land at Highley	
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	Part is the Old Vicarage Possible employment site Broad location
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	adj. 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	Y	

Recommendation: Do Not Progress

Highley: Submission

Stage 1 Site Assessment: *Highley*

Site ref: HIGH014		Site Name: Land at Highley	
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	Broad location
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	Adj. 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	Y	Site not promoted

Recommendation: Do Not Progress

Highley: Submission

Stage 1 Site Assessment: *Highley*

Site ref: HIGH015		Site Name: Land at Highley	
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	Possible employment site
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	Adj. 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	Y	

Recommendation: Do Not Progress

Highley: Submission

Stage 1 Site Assessment: *Highley*

Site ref: HIGH016		Site Name: Land at Highley	
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	Adj. 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	Site promoted

Recommendation: Progress to stage 2

Highley: Submission

Stage 1 Site Assessment: *Highley*

Site ref: HIGH017		Site Name: Land at Woodhill 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	Adj. 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	Site promoted

Recommendation: Progress to stage 2

Highley: Submission

Site Assessment: Stage 2a

Settlement: Highley

Site ref: HIGH001		Site Name: The Cedars		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		

Highley: Submission

Site ref: HIGH001		Site Name: The Cedars		
	Criteria	SA Score	Assessment	Comments
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of a Conservation Area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Highley: Submission

Highley: Submission

Site Assessment: Stage 2a

Settlement: Highley

Site ref: HIGH002		Site Name: Land at Highley (rear of Rhea Hall)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

Highley: Submission

Site ref: HIGH002		Site Name: Land at Highley (rear of Rhea Hall)		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Highley: Submission

Site Assessment: Stage 2a

Settlement: Highley

Site ref: HIGH003		Site Name: Rhea Hall (Land at Park 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	-/+	+	Over 50% of the site is within 480m of a primary school
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

Highley: Submission

Site ref: HIGH003		Site Name: Rhea Hall (Land at Park View)		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of a Conservation Area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Highley: Submission

Site Assessment: Stage 2a

Settlement: Highley

Site ref: HIGH004 also part of HIGH011		Site Name: Land at Jubilee Drive		
	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	-/+	+	Not total coverage
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

Highley: Submission

Site ref: HIGH004 also part of HIGH011		Site Name: Land at Jubilee Drive		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Borle Brook Wood ancient & semi-natural woodlands. Wildlife site: New England Area.
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 3
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Highley: Submission

Site Assessment: Stage 2a

Settlement: Highley

Site ref: HIGH016		Site Name: Land at Highley		
	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	-/+	+	Over 50% of the site is within 480m of a primary school
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		

Highley: Submission

Site ref: HIGH016		Site Name: Land at Highley		
	Criteria	SA Score	Assessment	Comments
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of a Conservation Area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	General quarrying

Highley: Submission

Highley: Submission

Site Assessment: Stage 2a

Settlement: Highley

Site ref: HIGH017		Site Name: Land at Woodhill 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	-/+	-	
	▪ 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	

Highley: Submission

Site ref: HIGH017		Site Name: Land at Woodhill Farm		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of a Conservation Area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Site within 500m of an Ancient woodland
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Highley: Submission

Notes

1. 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.
2. Sensitivity assessment based on the relevant Landscape Description Unit in the Shropshire Landscape Character Assessment
3. and 4. Designated sites and their buffer zones

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

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

Highley: Submission

Housing Site Assessment: Stage 2b

Stage 2b Assessment:

Site Ref: HIGH001	Site Name: The Ceders
This site, which was allocated for approximately 30 dwellings in the Bridgnorth Local Plan, has recently been granted outline planning permission for residential development (11/03839/OUT), although all matters including the scale of housing have been reserved. This site is no longer considered available for allocation.	

Site Assessment Summary

This site is no longer considered available to allocate.

Conclusion

Potential windfall site	No
Realistic site	N/A

Recommendation

Preferred option	No – site has already been granted planning permission
-------------------------	--

Highley: Submission

Site Ref: HIGH002	Site Name: Land at Highley (Rear of Rhea Hall)
Size (ha)	0.3ha
Indicative capacity	8-10
General location	Site is to the east of the current development boundary in Highley on land directly to the south of Rhea Hall.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	N/A
Current use	Not known
Topography	Site slopes away from the settlement in an easterly direction.
Adjoining land uses and boundary features	Rhea Hall sits to the north of the site; Caravan Park to the east and open fields to the south and west
Local highway capacity/ constraints	Access is considered suitable.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrades to the sewer network - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	The site was not specifically assessed as part of the Bridgnorth Landscape Sensitively Study.
Planning history or designations	n/a
Land ownership, land agreements and delivery statements	Site is considered deliverable. Uncertain over availability as information on the site is dated.
Access to services/employment areas	Site is over 400 meters from the town centre and the Severn Centre and is therefore not considered to have good pedestrian access to local facilities.
Other constraints	<p>This site could only be considered suitable for open market housing as part of a broader direction for growth to the east of the town and if other sites (HIGH013) were to come forward first.</p> <p>Potential impact on listed building.</p>
General site related benefits	n/a
Transport and Highways related benefits	N/a
Strategic fit	Site would offer a small housing site on a scale appropriate to the overall number of housing required for Highley.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Impact on setting of listed building needs to be considered.
Biodiversity	Extended Phase 1 habitat survey required. Adjacent to Environmental Network with potential to be part of an extension to the

Highley: Submission

	network. Dormouse known to be present on site. Reptiles potentially present.
Trees	LIMITING TREE & HEDGEROW CONSTRAINTS. Mature boundary trees and hedgerows - possible shading issues.
Environmental Health	No concerns raised
Drainage: Watercourse flooding	No concerns raised
Drainage: Surface water flooding	No concerns raised
Drainage: Groundwater flooding	Less than 25% of site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside Environment Agency	n/a

Community consultation response	Highley Parish Council has indicated they wish to continue to see only unused site allocations from the Bridgnorth Local Plan coming forward for development in order to meet their overall growth aspirations.
Statutory bodies responses to date	n/a

Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scored this site positively for access to a bus service but negatively for access to the local primary school, which is on the west side of the town. The site scores positively on access to three of the five recreation facilities, is not considered to be at flood risk and has low broad landscape sensitivity. Overall the site is considered to have average sustainability.

The Stage 2b assessment highlights the concern over access to facilities in the town centre, the availability of the site to come forward for development, and the presence of protected species adjacent to the site. Overall, for these reasons, and that there are considered to be more suitable options within the existing urban fabric of the settlement, the site is not preferred for allocation.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
-------------------------	----

Highley: Submission

Site Ref: HIGH003		Site Name: Rhea Hall	
Size (ha)	0.78ha		
Indicative capacity	25- 30 approx		
General location	Site is to the east of Highley, bounded to the north by Vicarage Road, to the east, south and west by residential properties and their gardens. The site consists of an area of vacant scrub land including mature trees. There is an informal footpath across the site.		
Brownfield or Greenfield	Greenfield		
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No		
Current use	Open land		
Topography	Land slopes away from the settlement in an easterly direction		
Adjoining land uses and boundary features	Residential properties and their gardens on three sides. Vicarage Road to the north.		
Local highway capacity/ constraints	Access off Vicarage Road is considered suitable		
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrades to the sewer network - Junction capacity and safety improvements where necessary to facilitate development 		
Inherent landscape character²	There is no specific landscape character assessment for this site due to the site already being allocated for development.		
Planning history or designations	Site is currently allocated for residential development in the Bridgnorth Local Plan for approx. 21 dwellings.		
Land ownership, land agreements and delivery statements	Site owned by Shropshire Council and is considered to be available.		
Access to services/employment areas	Site is well located in respect to Highley centre. 200 meters to nearest Primary School, 450m to doctor's surgery. No rail station in village.		
Other constraints	Some design constraints resulting from trees and hedgerows (see below). The site's ecological value may limit development options (see below)		
General site related benefits	Represents a continuation of an allocation from the Bridgnorth Local Plan.		
Transport and Highways related benefits	The site is considered to offer very good pedestrian links to the town centre shopping area and to the Severn Centre.		
Strategic fit	The site offers the opportunity for a moderately scaled housing development which would meet the preferred identified housing need for Highley.		
Other relevant information	Outline planning permission (12/02334/OUT) granted on the site subject to S106 agreement.		

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a conservation area
Biodiversity	The site is considered to represent a good semi-natural site within the environmental network. With this in mind consideration should be given to re-allocating this site. Dormouse and smooth newt nearby, Bats, Great Crested Newts and reptiles also

Highley: Submission

	potentially present. Consideration should be given to not taking this site forward.
Trees	Considered to be some limiting tree and hedgerow constraints which will require intelligent design solutions, and possibly areas of low density development to accommodate development.
Environmental Health	No concern raised
Drainage: Watercourse flooding	No concern raised
Drainage: Surface water flooding	No concern raised
Drainage: Groundwater flooding	Less than 25% of site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside Environment Agency	No comments
	No comments

Community consultation response	Highley Parish Council has indicated they wish to continue to see this site allocated for development in the SAMDev in order to meet their overall growth aspirations. Preferred Option – Largely supported. Traffic, parking and access issues along Coronation Street and Rhea Hall were raised as a concern.
Statutory bodies responses to date	n/a

Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and the local primary school. The site also scores well in relation to its access to three of the five sporting and recreational facilities. The site scores neutrally on its potential impact on the ability of people to access sporting and recreational facilities. The site is within 300 meters of a conservation area. Overall the site is considered to have an average/high sustainability.

The stage 2b assessment has highlighted some concern over ecology as the site is considered to be a good semi-natural site. However, the site is an existing allocation in the Bridgnorth Local Plan, is within the main urban fabric of the settlement, and is supported by the Parish Council as a continued allocation, and is of an appropriate scale to fulfil the local aspiration for growth. The site offers good pedestrian links to the main services within the town. The site has been confirmed as available within the short term. In considering these factors it is concluded this site should be preferred as a continued allocation for residential development. Shropshire Council has now resolved to grant outline planning permission on the site subject to S106 agreement.

Conclusion

Highley: Submission

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes
------------------	-----

Highley: Submission

Site Ref: HIGH004	Site Name: Land at Jubilee Drive
Size (ha)	3.79ha
Indicative capacity	110
General location	Site is on the western boundary of Highley. The site is bound to the east by residential development and Jubilee Drive, to the north by Highley County Primary School, to the west by the Rugby Club and to the south by agricultural land.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Open green space
Topography	Land slopes gently from east to west away from the settlement.
Adjoining land uses and boundary features	Residential development on the east side of Jubilee Drive; Highly Primary School to the north-east, Rugby club to the north and west of the site; agricultural land to the south. The site's north and southern parts are divided by a path and hedgerows. Tree covers provides a distinctive boundary feature.
Local highway capacity/ constraints	Access to the site at the junction of Jubilee Drive and Elizabeth Grove considered suitable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrades to the sewer network - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	<p>The Bridgnorth landscape Sensitivity Study suggests this site has a medium to high capacity for housing and no capacity for employment.</p> <p>The area lies on a sloping valley side that flattens out to the west. It consists of three separate parcels. The north east is fallow sloping land. Mature trees lie to the north and south. The north western parcel is a disused flat rugby ground with a strong tree boundary to the west and south but open to the school playing fields to the north. The southern parcel is a series of fenced pastures, now disused, with strong tree boundary to the north, west and south but overlooked by housing to the east. A public right of way runs along these pastures edge and another public right of way runs to the north of the overall site. The area is not widely visible in the landscape due to the strong tree cover and is a minor detractor itself as is the housing edge to the east.</p> <p>The area has some capacity for housing providing all the tree boundaries are maintained and enhanced and the gap in the northern boundary is filled with structure planting. The wet woodland area to the south west should also be retained and enhanced as nature conservation area and the public footpath should be used as an open space spine linking the wider countryside with the settlement.</p> <p>Views westwards through the site are considered in the site promoter's Landscape and Visual Impact Appraisal, with the proposal to set housing back from Jubilee Drive; introduce a range of densities and building heights; and to introduce landscape view corridors. Visual impact from the west will be mitigated by creating a series of housing parcels separated by roads, pedestrian routes and open spaces.</p>

Highley: Submission

Planning history or designations	The site was promoted for housing in the Bridgnorth Local Plan 2006, but was not allocated. This site was granted outline permission in March 2014 (app ref: 13/04789/OUT)
Land ownership, land agreements and delivery statements	Land being promoted by Taylor Wimpy. Considered available and deliverable.
Access to services/employment areas	The site has good access to the local Primary School and doctor's surgery.
Other constraints	
General site related benefits	The site is well related to existing residential development and on the scale proposed could offer some on-site related benefits.
Transport and Highways related benefits	Site is well located in relation to Highley Centre and the Primary School. Considered to offer good potential for pedestrian and cycle movements
Strategic fit	The site is being promoted for residential development on a scale exceeding the overall aspiration of the parish council and the SAMDev preferred option.
Other relevant information	Site promotional material including indicative layout and constraint analysis.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments
Biodiversity	Site performs a role as part of the link with town to environmental network. Good hedge and woodland area. Good semi-natural vegetation. Consider not taking the site forward. Phase 1 Habitat survey required Dormouse, slow worm and Great Crested Newts known to be present on site. Potentially bats present.
Trees	MINOR/LIMITING TREE & HEDGEROW CONSTRAINTS. Mature boundary trees.
Environmental Health	No comments
Drainage: Watercourse flooding	No identified watercourse flooding issues
Drainage: Surface water flooding	No identified surface water flooding issues
Drainage: Groundwater flooding	No identified groundwater flooding issues
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments
Environment Agency	No comments

Community consultation response	Highley Parish Council has indicated they only wish to see the unused allocations from the Bridgnorth Local Plan coming forward as part of a small to moderate growth rate for the settlement.
Statutory	n/a

Highley: Submission

bodies responses to date	
---------------------------------	--

Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this site positively for both access to a bus route and a local primary school. The site also scored positively on access to two of the five sporting and recreational facilities and neutrally on its potential impact on the ability of other people to access these existing facilities. The site is within the buffer zone of a Wildlife Site (Borle Brook Wood) and is within grade 3 agricultural land. Overall the site is considered to have an average sustainability.

The stage 2b site assessment has highlighted potential ecological and landscape constraints. Due to the location of the site on the western edge of the settlement, and its westwards sloping nature, the potential landscape and visual impact of the site is a key issue. The site promoter has produced a Landscape and Visual Impact Appraisal which concludes that the site can accommodate housing development with minimal impact on the surrounding area and setting to Highley, subject to an appropriate landscape strategy being implemented. The Bridgnorth Landscape Sensitivity Study indicates the site has a medium to high capacity for additional housing, but indicates the importance of maintaining and enhancing the tree lined boundaries, creating new boundaries to the north.

If required to meet local housing growth aspirations, it is considered that the site has some potential to offer a sustainable development on the western edge of Highley. The site is on the edge of the existing built area of the village, and does offer a potential 'rounding off' of this area of the village. The site has good access to sporting and recreational facilities, and is within easy walking distance of the Primary school. It is considered that concerns over landscape and visual impact could be mitigated by an appropriate landscape site strategy.

However, the scale of potential development is not in keeping with the emerging views of the local community and the parish council. The site offers potential for up to 110 dwellings which far exceeds local aspirations. The unused housing allocation at Rhea Hall has been preferred by the Parish Council in meeting the on-going needs of the community, and the assessment of the Rhea Hall site continues to suggest that this offers a suitable site for additional housing development. Therefore, whilst it is considered that the Jubilee Drive site could offer the potential for future development beyond 2026, the site should not be allocated as a preferred option because the scale of development exceeds local need and growth aspiration. This site was granted outline permission in March 2014 (app ref: 13/04789/OUT)

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No
-------------------------	----

Highley: Submission

Site Ref: HIGH016	Site Name: Land at Redstone Drive
Size (ha)	2.7 (promoter has indicated that only 1.7ha of the site is developable)
Indicative capacity	60
General location	Site is located on the western side of the settlement adjacent to the current development boundary.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Pasture
Topography	Site slopes towards the south west (not intended to develop the steepest part of the site)
Adjoining land uses and boundary features	Residential development to the north and east; open agricultural land to the west; Silverdale Terrace to the south west.
Local highway capacity/ constraints	Access could be made available at the scale proposed. Promoter has indicated the access would be achieved through no.79 Redstone Drive which they hold an option on.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrades to the sewer network - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	<p>The site is considered to have medium sensitivity and a medium/low capacity for new housing development.</p> <p>The area is considered to perform a valuable local recreational role as is passed by a number of paths. The only opportunity for housing is considered to be in the small paddock to the south which is discreet from the main field.</p>
Planning history or designations	n/a
Land ownership, land agreements and delivery statements	Site is being actively promoted. The promoters have indicated that access can be achieved due to an option agreement they hold. A legal agreement has been secured between Developer and landowner. Site is considered available.
Access to services/employment areas	Site is very well located in relation to Highley Town centre and the Severn Centre. Considered to offer good opportunities to encourage pedestrian access and some potential to improve cycle movements.
Other constraints	Site is an informal recreation area and provides a useful 'green' link through from the south of the settlement at Church Street to Redstone Drive.
General site related benefits	
Transport and Highways related benefits	Site considered to offer opportunity to encourage pedestrian and cycle movements.
Strategic fit	The whole site could provide more than current housing requirement for Highley village up to 2026. Site not preferred by local Parish Council.
Other relevant information	Developer letter.

Highley: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Impact on setting of Conservation Area needs to be considered.
Biodiversity	Potentially bats, great crested newts and reptiles on site. Phase 1 habitat survey required.
Trees	MINOR TREE & HEDGEROW CONSTRAINTS. Retain boundary hedgerows and mature trees.
Environmental Health	No comments
Drainage: Watercourse flooding	No significant concern
Drainage: Surface water flooding	No significant concern
Drainage: Groundwater flooding	Less than 25 % of site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments
Environment Agency	No comments

Community consultation response	Response from landowner. Highley Parish Council has indicated they wish to continue to see this site allocated for development in the SAMDev.
Statutory bodies responses	n/a

Site Assessment Summary

The Stage 2a (sustainability appraisal) assessment scores this site positively for access to a primary school and local bus service and to two of the five recreation facilities. The site is considered not to impact negatively on any designated recreation facility or open green space. The site is within 300 m of a conservation area and is on grade 3 agricultural land. Overall the site is considered to have an average sustainability.

The stage 2b assessment has raised some concern over the landscape implications of development on this site. The sensitivity assessment also identifies this area as a valuable local recreational role as is passed by a number of paths. In addition, the Parish Council has indicated they only wish to see existing unused allocated sites coming forward for development. For these reasons, this site is not preferred for allocation.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Highley: Submission

Preferred option	No
------------------	----

Highley: Submission

Site Ref: HIGH017	Site Name: Land at Woodhill Farm
Size (ha)	0.53
Indicative capacity	15
General location	Site is located to the north of Highley, on land directly south-east of Woodhill Farm and west of Woodhill Road
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Agricultural
Topography	Relatively flat
Adjoining land uses and boundary features	Woodhill farm to the north east; open land to the south west; Woodhill (B4555) Road and terraced residential property to the east. Site bounded by hedgerows.
Local highway capacity/ constraints	Access considered acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - Upgrades to the sewer network - Junction capacity and safety improvements where necessary to facilitate development
Inherent landscape character²	<p>The site is considered to have medium/low sensitivity and a medium high capacity for new housing development.</p> <p>Though this field may be of intrinsic value it is not widely visible in the landscape and is separated from the farm complex to the north by mature trees therefore reducing its role as setting.</p>
Planning history or designations	n/a
Land ownership, land agreements and delivery statements	Site is considered available
Access to services/employment areas	Site sits to the far north of the settlement is approx. 1.6km outside the northern edge of the identified 'town centre' area. It is not considered to offer good pedestrian access to either convenience shopping or employment opportunities.
Other constraints	Site would open up residential development on the western side of the Bridgnorth Road.
General site related benefits	
Transport and Highways related benefits	Site is not considered to encourage pedestrian movements or cycle movements.
Strategic fit	Site offers a small residential scheme which is in keeping with the growth aspirations of the community and parish council.
Other relevant information	n/a

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments
Biodiversity	Consider not taking site forward. Bats, Great Crested Newts, Dormouse and

Highley: Submission

	Reptiles potentially present on site
Trees	MINOR TREE & HEDGEROW CONSTRAINTS. Retain boundary hedgerows and mature trees
Environmental Health	No comments
Drainage: Watercourse flooding	No significant concerns
Drainage: Surface water flooding	No significant concerns
Drainage: Groundwater flooding	No significant concerns
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments
Environment Agency	No comments

Community consultation response	Highley Parish Council has indicated they wish to continue to see this site allocated for development in the SAMDev.
Statutory bodies responses to date	n/a

Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this site positively for access to a bus service and to one of the five recreation facilities. The site scores negatively for access to a primary school as this is considered to be more than 10 minutes' walk away. The site sits within the buffer zone of conservation area, within 500 meters of ancient woodland and within grade 3 agricultural land. Overall it is considered the site's location is poorly sustainable.

The stage 2b assessment indicates that the site has sufficient landscape capacity to accommodate housing development if required, and that the access to the site is considered suitable. However, the site would open up development on the western side of Bridgnorth Road and offers limited opportunities for increasing pedestrian and cycle movements. The Parish Council has also indicated they only wish to see existing unused allocated sites coming forward for development. For these reasons this site is not preferred for development.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No
-------------------------	----

Highley: Submission

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.