

Clee Hill: Submission

Stage 1 Assessments

Summary Sheet

Settlement: Clee Hill

Site Ref	Site Name	Stage 2	Comments
CHILL001	Adj. the Kremlin Inn	Yes	
CHILL002	The Old Chapel	Yes	
CHILL003	Land to north of The Crescent	Yes	
CHILL004	Land to north west of Springfield Park	No	Extant planning permission SS2007/19934. Under construction.
CHILL005	Land to south east of Springfield Park	Yes	Extant planning permission SS1979/00542. 30 Dwellings remain to be built from permission dating back to 1980s for Springfield Park development.

Clee Hill: Submission

Stage 1 Site Assessment: *Clee Hill*

Site ref: CHILL001		Site Name: adj. The Kremlin Inn	
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	Southern edge around 40m from current 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	Bordered south and east by a Shropshire Wildlife Site (Clee Hill)
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 is promoted

Note 1:

Currently promoted is defined as information submitted through any one of the following mechanisms:

- i) Predecessor local authority Local Plan Reviews or Local Development Framework preparation
- ii) SAMDev Issues and Options responses
- iii) SHLAA call for sites
- iv) Shropshire Council's Employment Land Review

Recommendation: *Progress to Stage 2 assessment*

Clee Hill: Submission

Stage 1 Site Assessment: *Clee Hill*

Site ref: CHILL002		Site Name: adj. The Old Chapel	
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	Southern tip of site around 25m from existing 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 is promoted

Recommendation: *Progress to Stage 2 assessment*

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Stage 1 Site Assessment: *Clee Hill*

Site ref: CHILL003		Site Name: Land north of the Crescent	
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	Southern edge of site is between 15 and 25m from existing 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 is promoted

Recommendation: *Progress to Stage 2 assessment*

Clee Hill: Submission

Stage 1 Site Assessment: *Clee Hill*

Site ref: CHILL004		Site Name: Land to north west of Springfield Park	
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	Existing planning permission SS2007/19934. Under construction.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within settlement 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 is promoted

Recommendation: *Do not progress to Stage 2 assessment*

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Stage 1 Site Assessment: *Clee Hill*

Site ref: CHILL005		Site Name: Land to south east of Springfield Park	
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	Existing planning permission SS1979/00542. 30 Dwellings remain to be built from permission dating back to 1980s for Springfield Park development. Site should still be considered.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current 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 is promoted

Recommendation: *Progress to Stage 2 assessment*

Clee Hill: Submission

Housing Site Assessment: Stage 2a

Settlement: Clee Hill

Site ref: CHILL001		Site Name: Adj. the Kremlin Inn		
	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	-	0	Landscape sensitivity study: Medium
	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 ref: CHILL001		Site Name: Adj. the Kremlin Inn		
	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 ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	-	Within buffer of a Wildlife site and SSSI
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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	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	+	

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.
- and 3. 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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Site Assessment: Stage 2a

Settlement: Clee Hill

Site ref: CHILL002		Site Name: The Old Chapel		
	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	-	0	Landscape sensitivity study: Medium
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	

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Site ref: CHILL002		Site Name: The Old Chapel		
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	-	Within buffer of a Wildlife site and SSSI
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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	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	+	

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. and 3. 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

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

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Site Assessment: Stage 2a

Settlement: Clee Hill

Site ref: CHILL003		Site Name: Land to north of The Crescent		
	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	-	0	Landscape sensitivity study: Medium
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	

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Site ref: CHILL003		Site Name: Land to north of The Crescent		
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	-	Within buffer of a Wildlife site and SSSI
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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	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	+	

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.
- and 3. 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

Clee Hill: Submission

Site Assessment: Stage 2a

Settlement: Clee Hill

Site ref: CHILL005		Site Name: Land to south east of Springfield Park		
	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	-	0	Landscape sensitivity study: Medium
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	

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Site ref: CHILL005		Site Name: Land to south east of Springfield Park		
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	-	Within buffer of a Wildlife site
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/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	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	

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.
- and 3. 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

Clee Hill: Submission
Housing Site Assessment: Stage 2b

Site Ref: CHILL001	Site Name: adj. The Kremlin
Size (ha)	0.356
Indicative capacity	8
General location	Northern edge of Clee Hill south of the Kremlin Public House
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Within a Coal Referral Area
Current use	Grassed with some grazing
Topography	Slope rises from south to the north
Adjoining land uses and boundary features	Depot to the south and Kremlin Public House immediately adjacent to the north of the site. The site hedge with some trees to the west. The east forms higher semi-natural ground and disused quarry.
Local highway capacity/ constraints	Access not currently acceptable, could be achievable based on development scale.
Other critical infrastructure constraints¹	No critical infrastructure constraints identified in the Place Plan.
Inherent landscape character²	The site sits within a broader area where there is a mix of uses including pasture and post-industrial features such as the dismantled railway. It lies on terraced slopes rising north of the settlement towards the semi-natural vegetation of the hilltop. Despite this apparently exposed situation it is generally screened from view s by higher ground to the north and north west, by vegetation to the east and by settlement to the south. The site is within the AONB. Landscape sensitivity and housing capacity: medium The area potentially has some capacity for housing providing this can be sited in the least visible parts of the area. Site forms part of broader area considered in Landscape capacity study.
Planning history or designations	11/00638/OUT application for 6 affordable dwellings not proceeded with.
Land ownership, land agreements and delivery statements	In single ownership
Access to services/employment areas	Within walking distance of local services and facilities in Clee Hill.
Other constraints	Local electricity pylons run through site. Public footpath runs from north to south.
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	The site is adjacent to current development boundary.
Other relevant information	No further information submitted.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	HER suggests site may contain archaeological remains of early coal workings
Biodiversity	Designated sites: Adj to County Wildlife Site, close to Clee Hill's quarries SSSI. Protected Species: Possible bats, Great Crested Newts as pond within 100m,

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	reptiles. Phase 1 Survey required. Possible environmental network enhancement.
Trees	Trees and hedgerows will be a minor constraint. Mature trees & hedge on western boundary
Environmental Health	Site adjacent to Clee Hill quarry: noise, vibration and dust issues. Should be avoided.
Drainage: Watercourse flooding	No known risk
Drainage: Surface water flooding	No known risk
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 received
Environment Agency	No comments received

Community consultation response	CPC express wish for existing sites to come forward before any new allocations
Statutory bodies responses to date	MOD: Clee Hill statutory technical zone also affects the county of Shropshire. Those zones which are recognised in the table below as being affected by this technical zone must ensure any proposed development does not exceed 45.7m above ground level. This is to ensure that tall buildings do not cause an obstruction to the meteorological radar located in the area.

Site Assessment Summary

This site is north of current development boundary of Clee Hill and is situated immediately south of the Kremlin Public House. Stage 2a scores the site positively for proximity to bus stop, primary school, amenity green space and children's play area for being within Flood Zone 1 and for containing previous industrial or contaminative use. As with all sites in Clee Hill it scores negatively for the remaining open space amenities and for being within the buffer of a wildlife site and SSSI. Overall, it scores fair in sustainability terms. The site slopes northwards towards the pub with open views to hilltops on the north and eastern side. Access to the site from the A4117 currently consists of a narrow lane with cattle grid. This would have to be improved to enable suitable access to the site. The assessment also highlights potential archaeological remains. The site is not considered a realistic option for allocation in the SAMDev Plan.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Clee Hill: Submission

Site Ref: CHILL002	Site Name: The Old Chapel
Size (ha)	0.264
Indicative capacity	6
General location	North west of Clee Hill.
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Within a Coal Referral Area.
Current use	Existing brick, stone buildings on site.
Topography	Site slopes rising from south to north
Adjoining land uses and boundary features	Former railway line, now used a public right of way, to the south west. Much higher semi-natural land to the north of the site.
Local highway capacity/ constraints	Access not currently acceptable, could be achievable based on development scale.
Other critical infrastructure constraints¹	No critical infrastructure constraints identified in the Place Plan.
Inherent landscape character²	The site sites within a broader area where there is a mix of uses including pasture and post-industrial features such as the dismantled railway. It lies on terraced slopes rising north of the settlement towards the semi-natural vegetation of the hilltop. Despite this apparently exposed situation it is generally screened from view by higher ground to the north and north west, by vegetation to the east and by settlement to the south. The site is within the AONB. Landscape sensitivity and housing capacity: medium The area potentially has some capacity for housing providing this can be sited in the least visible parts of the area. Site forms part of broader area considered in Landscape capacity study.
Planning history or designations	Planning permissions in 1970s in relation to use of buildings by a grinding company (SS/1977/188/R). SS/1985/571/P/ permission for western building for car garage and horse stabling.
Land ownership, land agreements and delivery statements	Believed to be in single ownership
Access to services/employment areas	Within walking distance of local services and facilities in Clee Hill.
Other constraints	Access may require some loss of the public right of way to the south of the site.
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	The site is adjacent to current development boundary.
Other relevant information	No further information submitted

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	Designated sites: Adj to County Wildlife Site, close to Clee Hill's quarries SSSI.

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	Protected Species: Possible bats, reptiles. Phase 1 Survey required. Possible environmental network enhancement.
Trees	No significant tree or hedgerow constraints
Environmental Health	No comments received.
Drainage: Watercourse flooding	No known risk
Drainage: Surface water flooding	No known risk
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 received
Environment Agency	No comments received

Community consultation response	CPC express wish for existing sites to come forward before any new allocations
Statutory bodies responses to date	MOD: Clee Hill statutory technical zone also affects the county of Shropshire. Those zones which are recognised in the table below as being affected by this technical zone must ensure any proposed development does not exceed 45.7m above ground level. This is to ensure that tall buildings do not cause an obstruction to the meteorological radar located in the area.

Site Assessment Summary

The site is north west of the settlement and comprises fairly steeply sloping land occupied by two agricultural buildings. Stage 2a scores the site positively for proximity to bus stop, primary school, amenity green space and children's play area for being within Flood Zone 1 and for containing previous industrial or contaminative use. As with all sites in Clee Hill it scores negatively for the remaining open space amenities and for being within the buffer of a wildlife site and SSSI. Overall, it scores fair in sustainability terms. Access is currently unacceptable but potentially achievable. The current access from Golden Cross Lane or former railway (now a public right of way) would both require improvements. Access would probably result in some loss of a public right of way as an informal recreational area although any scheme would have to take account of right of way access on the former railway line. The site is not considered appropriate for allocation in the Preferred Option.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Clee Hill: Submission

Site Ref: CHILL003	Site Name: Land to north of The Crescent
Size (ha)	0.958
Indicative capacity	28
General location	Northern edge of Clee Hill adjacent to disused railway.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Within a Coal Referral Area
Current use	Grassland including for keeping horses
Topography	The sites rises from south to north
Adjoining land uses and boundary features	Former railway line now used a public right of way to the south. Hedgerow and some trees provide the border to the east. The northern features comprise hillier outcrops towards former quarry area.
Local highway capacity/ constraints	Access not currently acceptable, could be achievable based on development scale.
Other critical infrastructure constraints¹	No critical infrastructure constraints identified in the Place Plan.
Inherent landscape character²	The site sites within a broader area where there is a mix of uses including pasture and post-industrial features such as the dismantled railway. It lies on terraced slopes rising north of the settlement towards the semi-natural vegetation of the hilltop. Despite this apparently exposed situation it is generally screened from view by higher ground to the north and north west, by vegetation to the east and by settlement to the south. The site is within the AONB. Landscape sensitivity and housing capacity: medium. The area potentially has some capacity for housing providing this can be sited in the least visible parts of the area. Site forms part of broader area considered in Landscape capacity study.
Planning history or designations	No planning history.
Land ownership, land agreements and delivery statements	Believed to be in single ownership. Promoted by agent.
Access to services/employment areas	Within walking distance of local services and facilities in Clee Hill.
Other constraints	Some local electricity pylons cross the site. Access would require some loss of the public right of way to the south of the site as informal recreation area.
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	The site is adjacent to current development boundary.
Other relevant information	The promoter has provided an access statement which considers potential access points to the site. They consider access via lane adjacent to the Clee Hill Plant Depot from A4117. Access may require some loss of the public right of way to the south of the site.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Historic Environment Record suggests site may contain archaeological remains of early coal workings

Clee Hill: Submission

Biodiversity	Designated sites: Adj to County Wildlife Site, close to Clee Hill's quarries SSSI. Protected Species: Possible bats, Great Crested Newts for major applications as pond within 250m, reptiles. Phase 1 Survey required. Possible environmental network enhancement.
Trees	Trees and hedgerows will be a minor constraint. Mature trees & hedges on boundaries.
Environmental Health	No comments received.
Drainage: Watercourse flooding	No known risk
Drainage: Surface water flooding	No known risk
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 received
Environment Agency	No comments received

Community consultation response	CPC express wish for existing sites to come forward before any new allocations
Statutory bodies responses to date	MOD: Clee Hill statutory technical zone also affects the county of Shropshire. Those zones which are recognised in the table below as being affected by this technical zone must ensure any proposed development does not exceed 45.7m above ground level. This is to ensure that tall buildings do not cause an obstruction to the meteorological radar located in the area.

Site Assessment Summary

This site is north of the settlement's current development boundary with the southern boundary facing on to a public right of way along the disused railway line. Stage 2a scores the site positively for proximity to bus stop, primary school, amenity green space and children's play area for being within Flood Zone 1 and for containing previous industrial or contaminative use. As with all sites in Clee Hill it scores negatively for the remaining open space amenities and for being within the buffer of a wildlife site and SSSI. Overall, it scores fair in sustainability terms.

The site slopes up northward and is currently used for keeping horses. The access to the site is considered to be currently unsuitable although the promoter has provided information to suggest that it is technically potentially achievable but the solutions would result in impacts on the right of way used for informal recreational purposes and require significant works to achieve it. The assessment also highlights potential archaeological remains. The site is not considered to be appropriate for inclusion in the SAMDev as a preferred site option.

Conclusion

Potential windfall site	No
Realistic site	No

**Clee Hill: Submission
Recommendation**

Preferred option	No
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Clee Hill: Submission

Site Ref: CHILL005		Site Name: Land to south east of Springfield Park
Size (ha)	1.74	
Indicative capacity	52 (existing permission for remaining 30 dwellings)	
General location	South of Clee Hill's current development boundary, south of Springfield Park on the eastern side of Tenbury Road	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Within a Coal Authority Referral Area	
Current use	Cleared for development for extant planning application	
Topography	Slopes from edge of towards the south	
Adjoining land uses and boundary features	Adjoins Springfield Park to the north and other residential properties to the west. The site is bounded by hedgerow to the east with common land beyond that and hedgerow with some trees to the south.	
Local highway capacity/ constraints	Access is acceptable	
Other critical infrastructure constraints¹	No critical infrastructure constraints identified in the Place Plan.	
Inherent landscape character²	The area is a gently sloping pasture which lies on the south eastern fringe of the settlement on a minor ridge running north towards the main ridge on which Clee Hill is located. It has a 20 th century housing estate to the north and ribbon development along part of its western boundary. An outgrown hedge separates the area from the steeply sloping common land to the east. The site is within the AONB. Landscape sensitivity and housing capacity: medium with appropriate screening and edge treatment the site may be appropriate for development, retaining the existing hedgerows and trees as this side of the ridge is less widely visible than that to the west. Site considered as part of broader area.	
Planning history or designations	Erection of 98 dwelling houses and garages and construction of estate roads and formation of vehicular and pedestrian accesses granted under SS/1979/542/R/. Part of this application has been implemented to the north of the current site. SS/1/9119/O granted permission for residential home.	
Land ownership, land agreements and delivery statements	Single ownership	
Access to services/employment areas	Within walking distance of local services and facilities in Clee Hill.	
Other constraints	No other constraints	
General site related benefits	None identified	
Transport and Highways related benefits	None identified	
Strategic fit	The site is adjacent to the current development boundary. The site has a longstanding existing planning permission.	
Other relevant information	No further information submitted	

Comments from internal consultees, plus Environment Agency site specific comments		
Heritage	HER indicates that possible archaeological remains of a small farmstead may be present at far N end of site - likely to be of local level significance only	

Clee Hill: Submission

Biodiversity	Protected Species: Possible reptiles. Phase 1 Survey required. Possible environmental network enhancement.
Trees	Trees and hedgerows will be a minor constraint. A few scattered mature trees along site boundary
Environmental Health	No comments received.
Drainage: Watercourse flooding	No known risk
Drainage: Surface water flooding	No known risk
Drainage: Groundwater flooding	No comments received
Drainage: Suitability for 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	CPC express wish for existing sites to come forward before any new allocations
Statutory bodies responses to date	MOD: Clee Hill statutory technical zone also affects the county of Shropshire. Those zones which are recognised in the table below as being affected by this technical zone must ensure any proposed development does not exceed 45.7m above ground level. This is to ensure that tall buildings do not cause an obstruction to the meteorological radar located in the area.

Site Assessment Summary

This site is on the southern edge of Clee Hill and bounded by residential development in the north and west. Stage 2a scores the site positively for proximity to bus stop, primary school, amenity green space and children's play area for being within Flood Zone 1. As with all sites in Clee Hill it scores negatively for the remaining open space amenities and for being within the buffer of a wildlife site and SSSI. Overall, it scores fair in sustainability terms.

The site benefits from an extant planning permission for housing development that has been partly implemented to the north of the site (Springfield Park). This permission dates back a number of years and has not been built out. The preferred approach is to amend boundary to include this site which has existing permission.

Conclusion

Potential windfall site	Yes – due to existing permission
Realistic site	Yes

Recommendation

Preferred option	Yes - Amend boundary to include this site with extant permission
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Notes

Clee Hill: Submission

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.