

**Onibury: Submission**

**Stage 1 Assessment**

**Summary Sheet**

**Settlement: Onibury**

<b>Site Ref</b>	<b>Site Name</b>	<b>Stage 2</b>	<b>Comments</b>
ONBY001	Land south of Bridge Farm	<b>No</b>	Site is not promoted
ONBY002	Land west of Bridge Farm	<b>No</b>	Site is below 0.2 Ha (0.12 Ha)
ONBY003	Land at Onibury Farm	Yes	
ONBY004	Land adj. The Holly Bush	Yes	
ONBY005	Land south east of Church Close	<b>No</b>	Site is below 0.2 Ha (0.17 Ha)
ONBY006	Land off Allcroft Close	Yes	
ONBY007sd	Land at Bridge Farm	Yes	
ONBY008sd	Land at the Quarry	Yes	

## Onibury: Submission

### Stage 1 Site Assessment: *Onibury*

Site ref: ONBY001		Site Name: Land south of Bridge 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	
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 <sup>1</sup>	N	Site is NOT 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

## Onibury: Submission

**Recommendation:** *Do not progress to Stage 2 assessment*

### Stage 1 Site Assessment: *Onibury*

Site ref: <b>ONBY002</b>		Site Name: <b>Land west of Bridge Farm</b>	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.12Ha
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	Y	Stokesay Court registered park.
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 <sup>1</sup>	N	Site is promoted

**Recommendation:** *Do not progress to Stage 2 assessment*

## Onibury: Submission

### Stage 1 Site Assessment: *Onibury*

Site ref: ONBY003		Site Name: Land at Onibury 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	Site is well related to the settlement.
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 <sup>1</sup>	N	Site is promoted

**Recommendation:** *Progress to Stage 2 assessment*

## Onibury: Submission

### Stage 1 Site Assessment: *Onibury*

Site ref: ONBY004		Site Name: Land south east of Church Close	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is well related to the settlement.
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 <sup>1</sup>	N	Site is promoted

**Recommendation:** *Progress to Stage 2 assessment*

## Onibury: Submission

### Stage 1 Site Assessment: *Onibury*

Site ref: ONBY005		Site Name: Land adj. The Holly Bush	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.17Ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is well related to the settlement.
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 <sup>1</sup>	N	Site is promoted

**Recommendation:** *Do not progress to Stage 2 assessment*

## Onibury: Submission

### Stage 1 Site Assessment: *Onibury*

Site ref: ONBY006		Site Name: Land off Allcroft Close	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is well related to the settlement.
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 <sup>1</sup>	N	Site is promoted

**Recommendation:** *Progress to Stage 2 assessment*

## Onibury: Submission

### Stage 1 Site Assessment: Onibury

Site ref: ONBY007sd		Site Name: Land at Bridge Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.73ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	adjacent to existing residential development
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 <sup>1</sup>	N	

#### 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

**Onibury: Submission**

**Recommendation:** Site progressed to Stage 2 assessment

## Onibury: Submission

### Stage 1 Site Assessment: Onibury

Site ref: ONBY008sd		Site Name: Land at the Quarry	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.35ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	adjacent to existing residential development
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 <sup>1</sup>	N	

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:** Site progressed to Stage 2 assessment

## Onibury: Submission

### Housing Site Assessment: Stage 2a

Settlement: Onibury

Site ref: ONBY003		Site Name: Land at Onibury Farm		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	North eastern corner slightly outside buffer zone
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or	- -/0	--	Partly within a Conservation Area

## Onibury: Submission

Site ref: ONBY003		Site Name: Land at Onibury Farm		
	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	n/a	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

### 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

## Onibury: Submission

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

## Onibury: Submission

Site Assessment: Stage 2a

Settlement: Onibury

Site ref: ONBY004		Site Name: Land adj. The Holly Bush		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or	- -/0	--	Partly within conservation area

## Onibury: Submission

Site ref: ONBY004		Site Name: Land adj. The Holly Bush		
	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	n/a	
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

### 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

**Onibury: Submission**

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

## Onibury: Submission

Site Assessment: Stage 2a

Settlement: Onibury

Site ref: ONBY006		Site Name: Land off Allcroft Close		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or	- -/0	0	

## Onibury: Submission

Site ref: ONBY006		Site Name: Land off Allcroft Close		
	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	Site within 300m of a Conservation Area
7	Designated habitat <sup>2</sup> or Regionally Important Geological Site within a buffer zone <sup>3</sup> of the site boundary	-/0	0	
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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

### 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

## Onibury: Submission

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

### Site Assessment: Stage 2a

Settlement: Onibury

Site ref: ONBY007sd		Site Name:		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	

## Onibury: Submission

Site ref: ONBY007sd		Site Name:		
	<ul style="list-style-type: none"> <li>▪ an area of natural and semi-natural open space</li> <li>▪ an amenity green-space</li> <li>▪ a children's play area</li> <li>▪ a young people's recreational facility</li> </ul>	-/+	-	
		-/+	-	
		-/+	-	
		-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	+	
	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"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	Within 300m of Conservation Area and Registered Park.
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> 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 <sup>5</sup>	-/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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill	- -/0	0	

## Onibury: Submission

Site ref: ONBY007sd		Site Name:		
	site			
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Previous industrial 1840-1897

### Notes

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

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

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

### Site Assessment: Stage 2a

### Settlement: Onibury

Site ref: ONBY008sd		Site Name:		
	Criteria	SA Score	Assessment	Comments
<b>1</b>	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	

## Onibury: Submission

Site ref: ONBY008sd		Site Name:		
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
▪ an outdoor sports facility	-/0	0		
3b	<b>Site more than 480m from:</b>			
	▪ 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 <sup>2</sup>	-	+	
	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"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	-	Within 300m of Conservation Area.

## Onibury: Submission

Site ref: ONBY008sd		Site Name:		
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> 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 <sup>5</sup>	-/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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Previous industrial site circa 1919-1943

### 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

## **Onibury: Submission**

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

## Onibury: Submission

### Housing Site Assessment: Stage 2b

<b>Site Ref: ONBY003</b>	<b>Site Name: Land at Onibury Farm</b>
<b>Size (ha)</b>	0.348
<b>Indicative capacity</b>	8
<b>General location</b>	Centrally located within Onibury to the south east of the school and St. Michael's church between buildings at Onibury Farm and Church Close.
<b>Brownfield or Greenfield</b>	Greenfield (although existing agricultural barn on the site)
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	Within a Mineral Safeguarding Area
<b>Current use</b>	Existing agricultural barn used for storage.
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	Adjoins Onibury Farm complex to the north west and is opposite St Michael's Church. Residential development on Church Close adjoins the site to the south east. The site is bounded by a stone wall which divides the site from Church Close.
<b>Local highway capacity/ constraints</b>	Access is acceptable
<b>Other critical infrastructure constraints<sup>1</sup></b>	No critical constraints identified in the Place Plans
<b>Inherent landscape character<sup>2</sup></b>	The site includes an agricultural barn with grass and scrub around the barn. The site provides part of the setting of the Conservation Area (the western edge of the site is within the conservation area) and St Michaels Church. A stone wall provides boundary onto the lane and divides the site from Church Close to the east. Some hedgerow to southern edge of site. The SSDC Landscape Sensitivity Study did not cover this area. Low landscape value in the Shropshire Landscape Character Assessment.
<b>Planning history or designations</b>	No planning history. Application SS/1/01/11951/F granted permission on 28/08/01 on adjacent land for conversion of existing buildings to 6 dwellings and 1 office unit.
<b>Land ownership, land agreements and delivery statements</b>	In single ownership
<b>Access to services/employment areas</b>	Close to the primary school and public house. Access does not require crossing of the A49/railway.
<b>Other constraints</b>	Western edge of site is within the Conservation Area.
<b>General site related benefits</b>	None identified.
<b>Transport and Highways related benefits</b>	None identified.
<b>Strategic fit</b>	The site is within the main body of the settlement.

## Onibury: Submission

<b>Other relevant information</b>	Promoter suggests potential for mix of uses. Indicative layout prepared.
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<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Possible impact on setting of St Michael's Church (Listed Grade II*).
<b>Biodiversity</b>	Protected species: possible bats, possible Great Crested Newts as pond with 100m. Extended Phase 1 required. HRA: within 10km of River Clun Sac and Downton Gorge SAC. Potential environmental network enhancement.
<b>Trees</b>	No significant tree or hedgerow constraints
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	No known flood risk
<b>Drainage: Surface water flooding</b>	No known flood risk
<b>Drainage: Groundwater flooding</b>	Less than 25% of site susceptible to groundwater flooding.
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately.

<b>Community consultation response</b>	Onibury PC: Need to protect conservation area and River Onny, potentially infill on Norton Lane, general development of Onibury Farm and the old station yard.  Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement
<b>Statutory bodies responses to date</b>	No comments received

### Site Assessment Summary

The site is centrally located within the village and adjacent to converted buildings at Onibury Farm. Stage 2a scored the site positively for proximity to bus stop and primary school, low landscape sensitivity and for being with Flood Zone 1. It scored negatively for partly being with the conservation area (the eastern edge of the site) and for containing higher quality agricultural land. As with other sites in Onibury the

## Onibury: Submission

site scored negatively for proximity to open space amenities. Overall, the site is considered to be fair in sustainability terms.

The site provides a suitable area for sensitive development and there is Parish Council support the site to come forward. Any detailed proposals will have to take account of the setting of the Conservation Area and the setting of St Michael's Church. More detailed assessment also highlights the need for further work to assess potential impacts on protected species. The site is considered appropriate to be a preferred option for allocation in the SAMDev Plan.

### Conclusion

<b>Potential windfall site</b>	Yes
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	Yes – site provides opportunity for sensitive development in keeping with character of the conservation area.
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## Onibury: Submission

<b>Site Ref: ONBY004</b>	<b>Site Name: Land adj. The Holly Bush</b>
<b>Size (ha)</b>	0.304
<b>Indicative capacity</b>	7
<b>General location</b>	The site is on the eastern edge of the settlement.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	Within a Mineral Safeguarding Area
<b>Current use</b>	Used for grazing.
<b>Topography</b>	Mainly flat with rises towards north eastern edge of the site.
<b>Adjoining land uses and boundary features</b>	Adjoins open agricultural land to the north east used for grazing with no defined boundary here. Back Lane to the south eastern boundary with a hedgerow and some trees. St Michaels Church to the north western boundary edge with Holly Bush to the southern boundary with stone wall fencing and hedgerow.
<b>Local highway capacity/ constraints</b>	Access is acceptable
<b>Other critical infrastructure constraints<sup>1</sup></b>	No critical constraints identified in the Place Plans
<b>Inherent landscape character<sup>2</sup></b>	The site mainly consists of pasture with no boundary features to the north east and hedgerow to the south east. It is adjacent to the listed St Michaels Church and provides part of the setting of the church. Part of the western edge of the site is within the Onibury Conservation Area. The SSDC Landscape Sensitivity Study did not cover this area. Low landscape value in the Shropshire Landscape Character Assessment.
<b>Planning history or designations</b>	No planning history. Planning history relating to change of use from public house to dwelling SS/1/3296/P/ on adjacent site.
<b>Land ownership, land agreements and delivery statements</b>	In single ownership
<b>Access to services/employment areas</b>	Close to the primary school and public house. Access does not require crossing of the A49 /railway.
<b>Other constraints</b>	None identified
<b>General site related benefits</b>	None identified
<b>Transport and Highways related benefits</b>	None identified
<b>Strategic fit</b>	Adjacent to the main body of the settlement.
<b>Other relevant information</b>	Promoter suggests potential for mix of uses.

## Onibury: Submission

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Site may contain below ground remains of historic farm buildings of local level significance. May affect setting of St Michael's Church (Listed Grade II*).
<b>Biodiversity</b>	Protected species: possible bats, Great Crested Newts for major applications as pond with 250m. Extended Phase 1 required HRA: within 10km of River Clun Sac and Downton Gorge SAC. Potential environmental network enhancement.
<b>Trees</b>	No significant tree or hedgerow constraints
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	No known flood risk
<b>Drainage: Surface water flooding</b>	No known flood risk
<b>Drainage: Groundwater flooding</b>	Less than 25% of site susceptible to groundwater flooding.
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	No comments received

<b>Community consultation response</b>	Onibury PC: Need to protect conservation area and River Onny, potentially infill on Norton Lane, general development of Onibury Farm and the old station yard.  This site came forward after consultation on SAMDev 'Issues and Options'
<b>Statutory bodies responses to date</b>	No comments received

### Site Assessment Summary

The site adjoins the main body of the village. It is adjacent to St Michaels Church with a slope towards north eastern boundary currently used for sheep grazing. Stage 2a scored the site positively for proximity to bus stop and primary school, low landscape sensitivity and for being with Flood Zone 1. It scored negatively for partly being with the conservation area (the eastern edge of the site) and for containing higher quality agricultural land. As with other sites in Onibury the site scored negatively for proximity to open space amenities. Overall, the site is considered to be fair in sustainability terms.

Any detailed proposals would have to take account of the setting of the Conservation Area and St Michael's Church and provide boundary planting to the

## **Onibury: Submission**

north east where is no current boundary feature due to being an open field. The site is considered a realistic option for inclusion in the SAMDev but is not a preferred option for inclusion as an allocation.

### **Conclusion**

<b>Potential windfall site</b>	Yes
<b>Realistic site</b>	Yes

### **Recommendation**

<b>Preferred option</b>	No
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## Onibury: Submission

<b>Site Ref: ONBY006</b>	<b>Site Name: Land off Allcroft Close</b>
<b>Size (ha)</b>	0.255
<b>Indicative capacity</b>	6
<b>General location</b>	In the north east of the settlement, east of Allcroft Close.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	Used for grazing
<b>Topography</b>	Gentle slope up from south west to north east
<b>Adjoining land uses and boundary features</b>	Allcroft Close residential dwellings to the west boundary where proposed access is suggested. No significant boundary features as the site lies in open field used for grazing. The School playing field lies to the south west.
<b>Local highway capacity/ constraints</b>	Access not currently suitable but could be achieved based on development scale.
<b>Other critical infrastructure constraints<sup>1</sup></b>	No critical constraints identified in the Place Plans
<b>Inherent landscape character<sup>2</sup></b>	The site forms part of an open field behind primary school that has a gentle slope rising to the north west. It is visible from the main body of the settlement and is part of the setting of St Michael's Church. The site has no clear boundary features except the part of the site adjoining the back of Allcroft Close which has mature hedgerow. The SSDC Landscape Sensitivity Study did not cover this area. Low landscape value in the Shropshire Landscape Character Assessment.
<b>Planning history or designations</b>	No planning history. Adjacent to application for 8 dwellings for local needs granted 09/06/1992
<b>Land ownership, land agreements and delivery statements</b>	In single ownership
<b>Access to services/employment areas</b>	Close to the primary school and public house. Access does not require crossing of the A49 /railway.
<b>Other constraints</b>	None identified
<b>General site related benefits</b>	None identified
<b>Transport and Highways related benefits</b>	None identified
<b>Strategic fit</b>	Adjacent to main body of the settlement.
<b>Other relevant information</b>	Promoter suggests an affordable scheme with access off Allcroft Close where an access point has been reserved.

**Comments from internal consultees, plus Environment Agency site specific comments**

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<b>Heritage</b>	May affect setting of St Michael's Church (Listed Grade II*).
<b>Biodiversity</b>	Extended Phase 1 required HRA: within 10km of River Clun Sac and Downton Gorge SAC. Potential environmental network enhancement.
<b>Trees</b>	No significant tree or hedgerow constraints
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	No known flood risk
<b>Drainage: Surface water flooding</b>	No known flood risk
<b>Drainage: Groundwater flooding</b>	Less than 25% of site susceptible to groundwater flooding.
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	No comments received

<b>Community consultation response</b>	Onibury PC: Need to protect conservation area and River Onny, potentially infill on Norton Lane, general development of Onibury Farm and the old station yard.  This site came forward after consultation on SAMDev 'Issues and Options'
<b>Statutory bodies responses to date</b>	No comments received

### Site Assessment Summary

The site is located to the east of Allcroft Close in open fields north of the listed St Michael's Church and the primary school, currently used for animal grazing. The promoter suggests access would be able to come through Allcroft Close and suggests the site for affordable housing. Stage 2a scored the site positively for proximity to bus stop and primary school, low landscape sensitivity and for being with Flood Zone 1. It scored negatively for partly being with the 300m buffer of the conservation area and for containing higher quality agricultural land. As with other sites in Onibury the site scored negatively for proximity to open space amenities. Overall, the site is considered to be fair in sustainability terms. The site can only be considered realistic should suitable access from Allcroft Close be achieved, and suitable screening provided, and is not considered appropriate for inclusion as a preferred option within the SAMDev Plan.

### Conclusion

<b>Potential windfall site</b>	No
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## Onibury: Submission

<b>Realistic site</b>	Yes - subject to suitable access
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## Recommendation

<b>Preferred option</b>	No
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<b>Site Ref: ONBY007</b>	<b>Site Name: Land at Bridge Farm</b>
<b>Size (ha)</b>	0.73 ha
<b>Indicative capacity</b>	5
<b>General location</b>	The site is in the western half of Onibury west of the A49 and railway line.
<b>Brownfield or Greenfield</b>	Greenfield with some agricultural buildings.
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	The site is within the Mineral Safeguarding Area.
<b>Current use</b>	Agricultural use
<b>Topography</b>	Fairly level with slope towards River edge
<b>Adjoining land uses and boundary features</b>	Adjoins River Onny to the northern boundary. Wall to western boundary and hedgerow to majority.
<b>Local highway capacity/ constraints</b>	Access not currently acceptable, could be easily achievable based on development scale, such as a possible improvement of footway to village/school and refuge crossing A49
<b>Other critical infrastructure constraints<sup>1</sup></b>	No critical constraints identified in the Place Plans
<b>Inherent landscape character<sup>2</sup></b>	Site includes agricultural land, barns and tenant properties. The SSDC Landscape Sensitivity Study did not cover this area. Low landscape value in the Shropshire Landscape Character Assessment.
<b>Planning history or designations</b>	No planning history
<b>Land ownership, land agreements and delivery statements</b>	In estate ownership. Contains tenant properties.
<b>Access to services/employment areas</b>	The site is on the western side of train line which bisects the village. School, pub, village hall on the eastern side of the track.

## Onibury: Submission

<b>Other constraints</b>	Possible road noise from the A49.
<b>General site related benefits</b>	None identified
<b>Transport and Highways related benefits</b>	None identified.
<b>Strategic fit</b>	Slightly away from the main area of the settlement east of A49/railway line.
<b>Other relevant information</b>	None identified.

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Possible setting issues for Stokesay Court lodges (Grade II LB) and park (RPG). Site includes an extant historic farmstead and possible remains of a mill race - - archaeological assessment and possibly evaluation necessary prior to submission.
<b>Biodiversity</b>	Possible bats, water voles, reptiles, otters Extended Phase 1 required. Within 10km of River Clun Sac and Downton Gorge SAC. Possible environmental network enhancement. The watercourse to the north of the site should be buffered and environmental networks enhanced. Lower housing density
<b>Trees</b>	Trees and hedgerows will be a significant constraint
<b>Environmental Health</b>	No comments for this site
<b>Drainage: Watercourse flooding</b>	Watercourse within 50m. 0.77% of site in FZ2 and 0.36% in FZ3a. Negligible known flood risk.
<b>Drainage: Surface water flooding</b>	17.79 in less zone, 14.96 in intermediate zone, 5% in more zone for surface water flooding. Known surface water flooding.
<b>Drainage: Groundwater flooding</b>	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	No comments received

<b>Community consultation response</b>	<p>Onibury PC: Need to protect conservation area and River Onny, potentially infill on Norton Lane, general development of Onibury Farm and the old station yard.</p> <p>This site came forward after consultation on SAMDev 'Issues and Options'</p>
<b>Statutory</b>	None received

## Onibury: Submission

<b>bodies responses to date</b>	
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### Site Assessment Summary

#### Conclusion

<b>Potential windfall site</b>	Yes
<b>Realistic site</b>	No

#### Recommendation

<b>Preferred option</b>	No
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#### Summary

This site is within the western half of Onibury and contains a number of barns and tenant properties. The site scores well in sustainability appraisal on proximity to bus stop and primary school and for having some previous industrial use. It scores negatively on proximity to amenities and for being within the buffer of the Conservation Area and Registered Park. The other sustainability appraisal indicators are neutral. Overall, the sustainability of the site is considered to be fair. It is considered that there is potential for some limited windfall development in terms of the conversion of barns and possible sensitive infill development. The potential for allocation of new build housing is limited and the site promoter recognises that the site primarily lends itself to conversion. Given these considerations it is not considered appropriate to put the site forward as a preferred option for housing development.

## Onibury: Submission

<b>Site Ref: ONB008</b>	<b>Site Name: Land at the Quarry</b>
<b>Size (ha)</b>	0.35 ha
<b>Indicative capacity</b>	1-2
<b>General location</b>	On the north eastern side of Onibury along Norton Lane.
<b>Brownfield or Greenfield</b>	Greenfield (former quarry dating to first half of 20 <sup>th</sup> century reclaimed)
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	The site is not within a Coal Authority Referral Area or Mineral Safeguarding Area.
<b>Current use</b>	Not currently in use
<b>Topography</b>	Sloping away from Norton Lane and undulating land.
<b>Adjoining land uses and boundary features</b>	Adjoins individual residential properties to north and south.
<b>Local highway capacity/ constraints</b>	Access acceptable (subject to design & safety criteria)
<b>Other critical infrastructure constraints<sup>1</sup></b>	No critical constraints identified in the Place Plans
<b>Inherent landscape character<sup>2</sup></b>	The SSDC Landscape Sensitivity Study did not cover this area. Low landscape value in the Shropshire Landscape Character Assessment. The site contains significant tree coverage.
<b>Planning history or designations</b>	No planning history.
<b>Land ownership, land agreements and delivery statements</b>	In single ownership
<b>Access to services/employment areas</b>	Close to the primary school and public house. Access does not require crossing of the A49/railway.
<b>Other constraints</b>	Local power lines cross the site.
<b>General site related benefits</b>	None identified
<b>Transport and Highways related benefits</b>	None identified
<b>Strategic fit</b>	The site is on the edge of the settlement.
<b>Other relevant information</b>	No further information submitted.

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Site comprises a former quarry.
<b>Biodiversity</b>	Bats. Extended Phase 1 required. Possible environmental network enhancement. Within 10km of River Clun Sac and Downton Gorge SAC Potential protected species and habitat issues. Wooded site -

## Onibury: Submission

	do not take forward or lower density housing
<b>Trees</b>	Trees and hedgerows will be a significant constraint.
<b>Environmental Health</b>	No comments for this site
<b>Drainage: Watercourse flooding</b>	1 flood forum record.
<b>Drainage: Surface water flooding</b>	7.10% of site in less zone for surface water flooding. Small known risk.
<b>Drainage: Groundwater flooding</b>	Less than 25% of site susceptible to groundwater flooding.
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments received.
<b>Environment Agency</b>	No comments received.

<b>Community consultation response</b>	Onibury PC: Need to protect conservation area and River Onny, potentially infill on Norton Lane, general development of Onibury Farm and the old station yard.  This site came forward after consultation on SAMDev 'Issues and Options'
<b>Statutory bodies responses to date</b>	None received

## Site Assessment Summary

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes – potentially for one or possibly two

### Recommendation

<b>Preferred option</b>	No
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### Summary

The site is on a former quarry located at the north eastern end of the village. Stage 2a scored the site positively for proximity to bus stop and primary school, low landscape sensitivity and for being with Flood Zone 1, and for containing a

## **Onibury: Submission**

previous industrial use. It scored negatively for partly being within the conservation area (the eastern edge of the site) and for containing higher quality agricultural land. As with other sites in Onibury the site scored negatively for proximity to open space amenities. Overall, the site is considered to be fair in sustainability terms. The site is on a former quarry with significant undulations and significant tree coverage away from the road side. The developable area would be very limited towards the lane only which limits the potential for including the site as a preferred option in the SAMDev Plan. Given these considerations the site is not considered to be a preferred site for inclusion in the SAMDev Plan.

### 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.