

Cheswardine: Submission**Summary Sheet: Stage 1 Assessment****Settlement: Cheswardine**

Site Ref	Site Name	Stage 2	Comments
CHES001	New House Farm, Westcott Lane	Yes	
CHES002	Westcott Lane	Yes	
CHES003	Playing Fields	No	Site developed as Village Playing Field
CHES004	Land Adjoining Rose Cottage	Yes	
CHES005	Land Adjacent to Crofters Meadow, Haywoods Lane	Yes	
CHES006	Land to West of Cheswardine	Yes	
CHES007	Cheswardine Farm	No	Site has pp
CHES008	Site east of playing fields	No	Not promoted
CHES009	Land south of South Fields Farm	No	Not promoted
CHES010/09	Church Lane	Yes	
CHES11/10	East of Cemetery	No	Site below size threshold
CHES012	Land at Stoneleigh Lawn Lane	Yes	

Cheswardine: Submission**Stage 1 Site Assessment: Cheswardine**

Site ref: CHES001		Site Name: New House Farm, Westcott Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
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	N	Promoted

Recommendation: Progress to Stage 2
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Cheswardine: Submission

Site ref: CHES002		Site Name: Westcott Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
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	N	Promoted

Recommendation: *Progress to Stage 2*

Cheswardine: Submission

Site ref: CHES003		Site Name: Playing Fields	
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	Village recreation ground
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	N	Promoted

Recommendation: *not progressed to Stage 2 assessment*: Site developed as recreation area

Cheswardine: Submission

Site ref: CHES004		Site Name: Land Adjoining Rose Cottage	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.22 ha
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	Partly within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Promoted

Recommendation: *Progress to Stage 2*

Cheswardine: Submission

Site ref: CHES005		Site Name: Land Adjacent to Crofters Meadow, Haywoods Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
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	Site of Cheswardine Castle (SAM) is approx 65 metres to north east of site (although there is built development and road between the 2 boundaries.
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	N	Promoted

Recommendation: *Progress to Stage 2*

Cheswardine: Submission

Site ref: CHES006		Site Name: Land to West of Cheswardine	
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	N	Promoted

Recommendation: *Progress to Stage 2*

Cheswardine: Submission

Site ref: CHES007		Site Name: Cheswardine 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	Y	Site has pp for total of 24 dwellings (18 new build and 6 conversions). Not started.
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 development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Promoted

Recommendation: *not progressed to Stage 2 assessment:* **Site has pp**

Cheswardine: Submission

Site ref: CHES008		Site Name: Site east of playing fields	
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	Y	Not promoted

Recommendation: *not progressed to Stage 2 assessment.* Not promoted

Cheswardine: Submission

Site ref: CHES009		Site Name: Land south of South Fields 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	Y	Not promoted

Recommendation: *not progressed to Stage 2 assessment.* **Not promoted**

Cheswardine: Submission

Site ref: CHES010/09		Site Name: Church Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
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	N	Promoted

Recommendation: Progress to Stage 2

Cheswardine: Submission

Site ref: CHES011/10		Site Name: East of Cemetery	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.15 ha
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	

Recommendation: *not progressed to Stage 2 assessment.* Below size threshold

Cheswardine: Submission**Stage 1 Site Assessment: Cheswardine**

Site ref: CHES012		Site Name: Land at Stoneleigh Lawn Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	N	SAM immediately opposite site
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	N	Promoted

Cheswardine: Submission

Housing Sites Assessment: Stage 2a

Site ref: CHES001		Site Name: New House Farm, Westcott Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	Part of site
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	+	Low
	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	

Cheswardine: Submission

Site ref: CHES001		Site Name: New House Farm, Westcott Lane		
	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	-	Conservation area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Southwest Grade 2, rest Grade 3. Note that site comprises farm house and buildings.
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	

Cheswardine: Submission

Site Assessment: Stage 2a

Settlement: Cheswardine

Site ref: CHES002		Site Name: Westcott Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Approx half site
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	low
	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	-	Conservation area

Cheswardine: Submission

Site ref: CHES002		Site Name: Westcott Lane		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 2
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Cheswardine: Submission

Site Assessment: Stage 2a

Settlement: Cheswardine

Site ref: CHES004		Site Name: Land Adjoining Rose Cottage		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	low
	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	- -	Within conservation area
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Conservation area

Cheswardine: Submission

Site ref: CHES004		Site Name: Land Adjoining Rose Cottage		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3. But note that site is garden land.
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	

Cheswardine: Submission

Site Assessment: Stage 2a

Settlement: Cheswardine

Site ref: CHES005		Site Name: Land Adjacent to Crofters Meadow, Haywoods Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	Majority of site
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:			Whole site for amenity green space, approx 70% for children's play area and young people's recreation facility
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	low
	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	-	Apart from western edge
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	-	Conservation area

Cheswardine: Submission

7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Unknown filled ground eg pond, marsh, stream etc

Cheswardine: Submission

Site Assessment: Stage 2a

Settlement: Cheswardine

Site ref: CHES006		Site Name: Land to West of Cheswardine		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	low
	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	-	Conservation area

Cheswardine: Submission

Site ref: CHES006		Site Name: Land to West of Cheswardine		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	South west half Grade 2, rest Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Cheswardine: Submission

Site Assessment: Stage 2a

Settlement: Cheswardine

Site ref: CHES010/09		Site Name: Church Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Whole site for amenity green space, approx half for children's play area and young people's recreation facility
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	low
	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	-	Whole site
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	-	Conservation area

Cheswardine: Submission

Site ref: CHES010/09		Site Name: Church Lane		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Cheswardine: Submission

Site ref:CHES012		Site Name: Land at Stoneleigh Lawn Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	--	Small part of site within Conservation area, to east.
	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	-	Within Conservation Area buffer

Cheswardine: Submission

Site ref:CHES012		Site Name: Land at Stoneleigh Lawn Lane		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Not agricultural
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.
- 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

Cheswardine: Submission

Housing Sites Assessment: Stage 2b

Site Ref: CHES001	Site Name: New House Farm, Westcott Lane
Size (ha)	0.42 ha
Indicative capacity	12
General location	South of village
Brownfield or Greenfield	Farm buildings.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Farm and buildings. Wooden former chicken sheds – unused and in poor state of repair. Farm house and bungalow in centre of site and barns to east used for bale storage.
Topography	Flat
Adjoining land uses and boundary features	Boundaries are mainly mature hedges. Farm land to the south. Wescott Lane to north including junction to The Westfields. The housing development The Westfields (built in the 1990s) and village recreation area are on opposite side of road.
Local highway capacity/ constraints	Access acceptable. Cycle access not currently acceptable, could would be easily achievable based on development scale.
Other critical infrastructure constraints¹	None known
Inherent landscape character²	Rural, farmland character. Quiet. Some of the farm buildings in poor state of repair and detract from appearance of area. Extensive views out towards Wrekin.
Planning history or designations	None
Land ownership, land agreements and delivery statements	Site is promoted for redevelopment by agent acting for landowner.
Access to services/employment areas	Cheswardine has a range of local facilities including school, community shop, public house and playing field.
Other constraints	None known
General site related benefits	None known
Transport and Highways related benefits	None known
Strategic fit	
Other relevant information	None known

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of conservation area.
Biodiversity	Farm buildings on site There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1

Cheswardine: Submission

	<ul style="list-style-type: none"> ▪ Bats (trees and buildings) ▪ Reptiles <p>Potential environmental network enhancement. An HRA is required as site is within 7km of Cop mere Ramsar</p>
Trees	Limited tree constraints
Environmental Health	No comments received.
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded or reported. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	Not at risk from surface water flooding.
Drainage: Groundwater flooding	Less than 25% risk of groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and unlikely to be concerns over groundwater pollution
Countryside	No comments received.
Environment Agency	No comments received.

Community consultation response	<p><i>Issues and Options</i> There is some support for modest development in the village, although there is also some concern that Cheswardine does not have the facilities to support new housing. No clear favourite direction for growth has emerged during consultation.</p> <p><i>Preferred Options</i> Consulted on redevelopment of site to provide approx. 10 dwellings which was supported by the majority of respondents. However, a subsequent public meeting was arranged by the Parish Council with the majority of attendees indicating that they did not support development of the site.</p> <p><i>Revised Preferred Options</i> Consulted on the removal of the site. Only limited responses were received at revised Preferred Options and views were evenly split between those in agreement and those not in agreement about the removal of the site. Those supporting removal of the site were concerned over the ability to accommodate additional development along Westcott Lane and the separation of the site from the central core of the village. Those not in agreement were supportive of the development of a brownfield site.</p> <p><i>Final Plan</i> Only 5 responses were received to the Revised Preferred Options consultation of which 60% either supported the reduced guideline or did not indicate a preference, with wider concerns raised about whether Cheswardine should be a Community Hub or Cluster and the location of the development boundary. The Final Plan therefore reflects the wider views expressed at Preferred Options, with a housing guideline of around 11 dwellings, taking account of windfall opportunities within the development boundary.</p> <p>Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.</p>
Statutory	None received.

Cheswardine: Submission

bodies responses to date	
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Site Assessment Summary

The site is located to the south of the village off Westcott Lane. It comprises farm buildings, some disused and a farm house and bungalow. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It is within 300m of the conservation area. The overall sustainability of this site is judged to be good.

Some of the buildings on the site are in a poor state of repair and their removal would improve the appearance of this part of the village. Wildlife surveys would be required as would a Habitats Regulation Assessment as the site is within 7km of Cop Mere Ramsar site.

However, during the preparation of the Plan, concerns have been raised about the scale of development within Cheswardine. In addition, specific concerns have been raised about the ability to accommodate additional development along Westcott Lane and the separation of the site from the central core of the village. The Final Plan therefore reflects the ability to accommodate small scale development on windfall sites within the development boundary. Whilst this is therefore considered to be a realistic site, the Final Plan does not propose an allocation within Cheswardine.

Conclusion

Potential windfall site	Yes
Realistic site	Yes

Recommendation

Preferred option	No
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Notes

1. 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.
2. 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.

Cheswardine: Submission

Site Ref: CHES002	Site Name: Westcott Lane
Size (ha)	4.15 ha
Indicative capacity	100
General location	Southwest of village
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agriculture. Arable.
Topography	Flat
Adjoining land uses and boundary features	Hedges. Housing to east. Wescott Lane to south and agricultural land elsewhere.
Local highway capacity/ constraints	Access acceptable Cycle access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	
Inherent landscape character²	Rural character. Quiet county lane. Views over towards Wrekin.
Planning history or designations	None.
Land ownership, land agreements and delivery statements	Promoted through SHLAA by agent. Agent recognises that only part of site closest to village likely to have development potential due to scale.
Access to services/employment areas	Cheswardine has a range of local facilities including school, community shop, public house and playing field.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of conservation area.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees) ▪ Reptiles Potential environmental network enhancement. An HRA is required as site is within 7km of Cop mere Ramsar
Trees	Limited tree constraints
Environmental	No comments received.

Cheswardine: Submission

Health	
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded or reported. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	Not at risk from surface water flooding.
Drainage: Groundwater flooding	Less than 25% risk of groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and unlikely to be concerns over groundwater pollution
Countryside	No comments received.
Environment Agency	No comments received.

Community consultation response	There is some support for modest development in the village, although there is also some concern that Cheswardine does not have the facilities to support new housing. No clear favourite direction for growth has emerged during consultation. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received

Site Assessment Summary

The site is a large agricultural field located to the southwest of the village off Westcott Lane. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It is within 300m of the conservation area. It scores negatively on access to a primary school and agricultural land quality which is Grade 2. There are limited tree constraints. Wildlife surveys would be required as would a Habitats Regulation Assessment as the site is within 7km of Cop Mere Ramsar site.

There is some local support for modest development in the village. However, there are alternative sites which could be utilised before new greenfield sites are required and therefore it is not proposed to include this site as a housing allocation.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Cheswardine: Submission

Site Ref: CHES004	Site Name: Land Adjoining Rose Cottage
Size (ha)	0.22 ha
Indicative capacity	5
General location	South of village off High Street
Brownfield or Greenfield	Greenfield, garden land/ paddock.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Garden.
Topography	Land is flat but higher than road, especially on village end of site.
Adjoining land uses and boundary features	High hedge to road frontage. Cheswardine Farm to east. Ornamental conifer trees along north and east boundaries and within site.
Local highway capacity/ constraints	Access acceptable Cycle access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	
Inherent landscape character²	Garden land/paddock. Development along this part of High Street is slightly higher than the road. Site forms approach to village from south so development could be prominent.
Planning history or designations	None.
Land ownership, land agreements and delivery statements	Promoted through SAMDev Issues and Options and SHLAA.
Access to services/employment areas	Cheswardine has a range of local facilities including school, community shop, public house and playing field.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant information	Narrow site. Best suited to frontage development only. Development would need to have regard to the proposed Cheswardine Farm development.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	In a conservation area. Impact on the character of the Conservation Area needs to be considered.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Reptiles Potential environmental network enhancement. An HRA is required as site is within 7km of Cop mere Ramsar
Trees	N/A. No trees on site

Cheswardine: Submission

Environmental Health	No comments received.
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded or reported. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	Not at risk from surface water flooding.
Drainage: Groundwater flooding	Less than 25% risk of groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and unlikely to be concerns over groundwater pollution
Countryside	No comments received.
Environment Agency	No comments received.

Community consultation response	There is some support for modest development in the village, although there is also some concern that Cheswardine does not have the facilities to support new housing. No clear favourite direction for growth has emerged during consultation. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

The site is in use as garden land and located to the south of the village off High Street. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It scores negatively on being within the Conservation area, so the impact of development on the character of the Conservation Area would need to be considered. Wildlife surveys would be required as would a Habitats Regulation Assessment as the site is within 7km of Cop Mere Ramsar site

There is some local support for modest development in the village. While this site does have some merits, there are alternative sites which could be utilised before new greenfield sites are required and therefore it is not proposed to include this site as a housing allocation.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Cheswardine: Submission

Site Ref: CHES005	Site Name: Land Adjacent to Crofters Meadow, Haywoods Lane
Size (ha)	4.39 ha
Indicative capacity	110
General location	North West of village
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Northern half of site within MSA - sand and gravel bedrock
Current use	Agricultural grazing.
Topography	Mostly flat, undulations towards western part of site.
Adjoining land uses and boundary features	Hedges. Post and wire fencing on roadside boundary. Housing to east, large pond to north east and farm to west.
Local highway capacity/ constraints	Access acceptable Cycle access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	
Inherent landscape character²	Open rural character. Prominent on approach to village from west. 2 mature oaks within field and some smaller trees and shrubs. Undulating in parts.
Planning history or designations	None.
Land ownership, land agreements and delivery statements	Site promoted through SHLAA by agent. Agent states that all land is available but proposes an initial tranche of 1ha (net), providing 30 dwellings.
Access to services/employment areas	Cheswardine has a range of local facilities including school, community shop, public house and playing field.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of conservation area. Possible impact on setting of Conservation Area. Well preserved earthwork remains of ridge and furrow present on site - could be considered as forming part of the setting of the SAM.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees) ▪ Great crested newts (pond within 100m) ▪ Reptiles

Cheswardine: Submission

	Adjacent to environmental network. Potential environmental network enhancement. An HRA is required as site is within 7km of Cop mere Ramsar
Trees	Limited tree constraints
Environmental Health	No comments received.
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded or reported. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	2.05% of the site is susceptible to 30 year Deep zone surface water flooding
Drainage: Groundwater flooding	Less than 25% risk of groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside Environment Agency	No comments received.
Community consultation response	There is some support for modest development in the village, although there is also some concern that Cheswardine does not have the facilities to support new housing. No clear favourite direction for growth has emerged during consultation. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

The site is a large agricultural field located to the west of the village. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, landscape sensitivity and flood risk. Most of the site is within 480 m or 10 minutes' walk of the primary school, the children's play area and recreation area. It scores negatively agricultural land quality which is Grade 3. It is within 300m of the conservation area and the scheduled ancient monument. The site forms part of the approach to the village from the west and therefore development could have potential issues for the setting of the conservation area and possibly the scheduled ancient monument. . There are limited tree constraints. Wildlife surveys would be required as would a Habitats Regulation Assessment as the site is within 7km of Cop Mere Ramsar site.

There is some local support for modest development in the village. However, there are alternative sites which could be utilised before new greenfield sites are required. As this site forms part of the approach to the village, it is not proposed to include this site as a housing allocation.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Cheswardine: Submission

Site Ref: CHES006	Site Name: Land to the West of Cheswardine
Size (ha)	0.36 ha
Indicative capacity	5
General location	Centre of village to west of Podmore Road and Copelea.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agriculture.
Topography	Very gently sloping away from village.
Adjoining land uses and boundary features	Hedges. High hedge and trees to footpath boundary to southeast. Housing to east and agricultural fields to north and west.
Local highway capacity/ constraints	Access not currently acceptable, maybe achievable if full site was developed.
Other critical infrastructure constraints¹	
Inherent landscape character²	Rural character. Tranquil. Extensive views out of village towards Wrekin.
Planning history or designations	None.
Land ownership, land agreements and delivery statements	Land promoted through SAMDev Issues and Options and through SHLAA.
Access to services/employment areas	Cheswardine has a range of local facilities including school, community shop, public house and playing field.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of conservation area.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees) ▪ Reptiles Potential environmental network enhancement. An HRA is required as site is within 7km of Cop mere Ramsar
Trees	Accessed to site is treed. Requires survey
Environmental Health	No comments received.

Cheswardine: Submission

Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded or reported. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	Not at risk from surface water flooding.
Drainage: Groundwater flooding	Less than 25% risk of groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and unlikely to be concerns over groundwater pollution
Countryside	No comments received.
Environment Agency	No comments received.

Community consultation response	There is some support for modest development in the village, although there is also some concern that Cheswardine does not have the facilities to support new housing. No clear favourite direction for growth has emerged during consultation. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

The site is a part of a larger agricultural field located to the west of the village off Podmore Road and Copelea. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, recreation facility, landscape sensitivity and flood risk. It scores negatively on agricultural land quality, the south western half is assessed as Grade 2 and the rest Grade 3. It is also within 300m of the conservation area.

The access to the site would be via a track which runs alongside the site and is a public footpath. . The promoter is proposing the development of 5 dwellings to be accessed off a private drive. Nevertheless, the trees along this track would need to be surveyed and the public footpath access retained. Wildlife surveys would also be required as would a Habitats Regulation Assessment as the site is within 7km of Cop Mere Ramsar site

There is some local support for modest development in the village. However, there are alternative sites which could be utilised before new greenfield sites are required and therefore it is not proposed to include this site as a housing allocation.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Cheswardine: Submission

Site Ref: CHES010/09	Site Name: Church Lane
Size (ha)	0.29 ha
Indicative capacity	5
General location	North east of village
Brownfield or Greenfield	Greenfield, garden land.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Western half of site within MSA – sand and gravel bedrock
Current use	Garden land
Topography	Rises slightly towards village. Land higher than road.
Adjoining land uses and boundary features	Thick holly hedge to road frontage.
Local highway capacity/ constraints	Access acceptable Cycle access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	
Inherent landscape character²	Quiet rural character. A lot of garden trees within the site.
Planning history or designations	None.
Land ownership, land agreements and delivery statements	Promoted by owners.
Access to services/employment areas	Cheswardine has a range of local facilities including school, community shop, public house and playing field.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of conservation area. Possible impact on setting of SAM and Conservation Area.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees) ▪ Great crested newts (pond within 100 m) ▪ Reptiles Adjacent to environmental network. Potential environmental network enhancement. An HRA is required as site is within 7km of Cop mere Ramsar

Cheswardine: Submission

Trees	Site requires further tree survey – adjacent to woodland
Environmental Health	No comments received.
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded or reported. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	Not at risk from surface water flooding.
Drainage: Groundwater flooding	Less than 25% risk of groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside Environment Agency	No comments received.

Community consultation response	There is some support for modest development in the village, although there is also some concern that Cheswardine does not have the facilities to support new housing. No clear favourite direction for growth has emerged during consultation. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

The site is a large area of garden to the northeast of the village. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children’s play area, recreation facility, landscape sensitivity and flood risk. It is within 300m of the conservation area and the scheduled ancient monument. If development were to be proposed a tree survey would be required, as there is an adjacent woodland. Wildlife surveys would be required as would a Habitats Regulation Assessment as the site is within 7km of Cop Mere Ramsar site.

There is some local support for modest development in the village. However, there are alternative sites which could be utilised before new greenfield sites are required and therefore it is not proposed to include this site as a housing allocation.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Cheswardine: Submission

Site Ref: CHES012	Site Name: Land at Stoneleigh, Lawn Lane
Size (ha)	0.44 ha
Indicative capacity	2
General location	North of village
Brownfield or Greenfield	Greenfield garden land.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes. Within MSA – sand and gravel bedrock.
Current use	Garden
Topography	Flat
Adjoining land uses and boundary features	Hedges surround site. Single dwellings to south and to west. Lawn Lane is unmade track to east of site by this point. Wooded area beyond. Untidy storage area to north.
Local highway capacity/ constraints	Access acceptable Cycle access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	
Inherent landscape character²	Garden land. Tranquil rural character with wooded area to east.
Planning history or designations	Current application for affordable dwelling
Land ownership, land agreements and delivery statements	Promoted by agent.
Access to services/employment areas	Cheswardine has a range of local facilities including school, community shop, public house and playing field.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Live application current with DM for this site. Partially within Conservation Area and likely setting issues for SM.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees and buildings) ▪ Great crested newts (pond within 100 m) ▪ Reptiles <p>Adjacent to environmental network. Potential environmental network enhancement. An HRA is required as site is within 7km of Cop mere Ramsar</p>

Cheswardine: Submission

Trees	Part conservation area. Mature trees/woodland in and around the property. Trees & hedgerows will be a significant constraint - if the proposal is to extend development much beyond the footprint of existing property.
Environmental Health	No comments received.
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded or reported. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	Not at risk from surface water flooding.
Drainage: Groundwater flooding	Not at risk from groundwater flooding.
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration.
Countryside	No comments received.
Environment Agency	

Community consultation response	There is some support for modest development in the village, although there is also some concern that Cheswardine does not have the facilities to support new housing. No clear favourite direction for growth has emerged during consultation. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

The site is the garden to Stoneleigh, a residential property at the northern edge of the village. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, landscape sensitivity and flood risk. It scores negatively on access to a children's play area and young people's recreation facility. It is within 300m of the scheduled ancient monument and the conservation area. A small part of the site is within the Conservation Area. There are likely to be setting issues for the scheduled ancient monument. Trees and hedgerows will be a significant constraint to development. Wildlife surveys would be required as would a Habitats Regulation Assessment as the site is within 7km of Cop Mere Ramsar site.

There is some local support for modest development in the village. However, there are alternative sites which could be utilised before new greenfield sites are required and therefore it is not proposed to include this site as a housing allocation.

Conclusion

Potential windfall site	No
Realistic site	No

Cheswardine: Submission

Recommendation

Preferred option	No
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Notes

1. 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.
2. 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.