

Hinstock: Submission

Stage 1 Assessment:

Summary Sheet: Stage 1 Assessment

Settlement: Hinstock

Site Ref	Site Name	Stage 2	Comments
HIN001	Land at Hinstock (Falcon Inn)	Yes	
HIN002	Land at Hinstock (Newport Road)	Yes	
HIN003	Yew Tree Cottage, Chester Road	Yes	
HIN004	Bank House	Yes	
HIN005/R	Old Falcon Inn Car Park	Yes	Site below size threshold but adjoins HIN001 so could be considered in conjunction
HIN006	Land at Moat House	No	Site not well related to current development boundary
HIN007	Land at School Bank Road	Yes	
HIN008	The Links	No	Site not well related to current development boundary
HIN009	Land at Bearcroft	Yes	
HIN010	Land Opposite Cricket Ground, Wood Lane	Yes	
HIN011	Land just South of Hinstock	No	Site not well related to current development boundary
HIN012	Land off Wood Lane	No	Not promoted
HIN013	Land south of Bearcroft Pool	No	Site has been developed
HIN014/R	Additional Site West of Marsh Lane	Yes	
HIN015/R	Additional Site East of Marsh Lane	Yes	Discuss how well site relates to development boundary
HIN016/10	Land at Marsh Lane	No	Site not well related to current development boundary
HIN017	Land South of the Yelves	No	Site not well related to development boundary
HIN019	Land to the South of Dale House	No	Site not well related to development boundary

Hinstock: Submission

Stage 1 Site Assessment: *Hinstock*

Site ref: HIN001		Site Name: Land at Hinstock (Falcon Inn)	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjoins development boundary to west and south and HIN005/R to west (which on its own is below size threshold)
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	Site promoted

Recommendation: Progress to Stage 2

Hinstock: Submission

Site ref: HIN002		Site Name: Land at Hinstock (Newport Road)	
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	Adjoins development boundary to east and south
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	Site promoted

Recommendation: Progress to Stage 2

Hinstock: Submission

Site ref: HIN003		Site Name: Yew Tree Cottage, Chester Road	
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	Adjoins development boundary to south east
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	Site promoted

Recommendation: Progress to Stage 2

Hinstock: Submission

Site ref: HIN004		Site Name: Bank House	
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	Partially 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	Site promoted

Recommendation: Progress to Stage 2

Hinstock: Submission

Site ref: HIN005/R		Site Name: Old Falcon Inn Car Park	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.04 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	Site adjoins development boundary and HIN001 (so if HIN005/09 was included as part of larger site would be within size threshold)
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	Site promoted

Recommendation: Site below size threshold but adjoins HIN001 so could be considered in conjunction

Hinstock: Submission

Site ref: HIN006/R		Site Name: Land at Moat House	
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.	Y	Does not adjoin development boundary (80 metres from boundary to west and 106 metres to north) HIN014/R which does adjoin development boundary to north adjoins part of site.
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	Most of northern boundary adjoins Woodland Trust Site – Old Church Farm
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	Site promoted

Recommendation: *not progressed to Stage 2 assessment.* Site not well related to current development boundary

Hinstock: Submission

Site ref: HIN007		Site Name: Land at School Bank Road	
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	Adjoins 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	Site promoted

Recommendation: Progress to Stage 2

Hinstock: Submission

Site ref: HIN008		Site Name: The Links	
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.	Y	Site is 270 metres to east (as crow flies) from edge of development boundary, although there are 8 dwellings between current development boundary and this site
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	Site promoted

Recommendation: *not progressed to Stage 2 assessment.* Site not well related to development boundary

Hinstock: Submission

Site ref: HIN009		Site Name: Land at Bearcroft	
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	Adjoins 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	Site promoted

Recommendation: Progress to Stage 2

Hinstock: Submission

Site ref: HIN010		Site Name: Land Opposite Cricket Ground, Wood 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	Adjoins development boundary and HIN012 to south
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	Site promoted

Recommendation: Progress to Stage 2

Hinstock: Submission

Site ref: HIN011		Site Name: Land just South of Hinstock	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.2106 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.	Y	317 metres (as crow flies) from development boundary to north, but it is a brownfield site. Has been promoted for employment use in past.
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	Site promoted

Recommendation: *not progressed to Stage 2 assessment.* **Site not well related to development boundary**

Hinstock: Submission

Site ref: HIN012		Site Name: Land off Wood 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	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	Y	Not promoted

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

Hinstock: Submission

Site ref: HIN013		Site Name: Land south of Bearcroft Pool	
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 developed for residential development
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.* Site has been developed

Hinstock: Submission

Site ref: HIN014/R		Site Name: Additional Site West of Marsh 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	Adjoins development boundary to north
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	Western boundary of site adjoins Woodland Trust Site – Old Church Farm
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	Site promoted

Recommendation: Progress to Stage 2

Hinstock: Submission

Site ref: HIN015/R		Site Name: Additional Site East of Marsh 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	Approx 33 metres from development boundary, but does lie between large group of HA dwellings and main built up area of Hinstock village.
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	Site promoted

Recommendation: Progress to Stage 2

Hinstock: Submission

Site ref: HIN016/10		Site Name: Land at Marsh 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.	Y	Over 400 metres from existing village development boundary. Although there is some scattered development between site and main built up area of village, there are several open fields.
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	Site promoted

Recommendation: *not progressed to Stage 2 assessment.* **Site too far out from village**

Hinstock: Submission

Stage 1 Site Assessment: *Hinstock*

Site ref: HIN017		Site Name: Land South of The Yelves	
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.	Y	Over 600m as crow flies from existing Hinstock 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 not well related to Hinstock development boundary.

Hinstock: Submission

Stage 1 Site Assessment: Hinstock

Site ref: HIN019sd		Site Name: Land to south of Dale House	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	1.03ha
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.	Y	Not well related to existing development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

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

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

Hinstock: Submission

Housing Sites Assessment: Stage 2a

Site ref: HIN001		Site Name: Land at Hinstock (Falcon Inn)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	-	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

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6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Grade 4
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	

Hinstock: Submission

Site ref: HIN002		Site Name: Land at Hinstock (Newport Road)		
	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	-/+	+	
4	Landscape sensitivity high ²	-	-	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Hinstock: Submission

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

Hinstock: Submission

Site ref:HIN003		Site Name: Yew Tree Cottage, Chester Road		
	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	-/+	-	Only south east edge - 10%
3a	Site wholly or partly within:			In use as allotments
	▪ an allotment	-/0	-	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	-	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Hinstock: Submission

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

Hinstock: Submission

Site ref: HIN004		Site Name: Bank House		
	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	-/+	-	Only western end – 25%
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Hinstock: Submission

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

Hinstock: Submission

Site ref: HIN005/R		Site Name: Old Falcon Inn Car Park		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	-	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Hinstock: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Grade 4
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	

Hinstock: Submission

Site ref: HIN007		Site Name: Land at School Bank Road		
	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:			School playing field covered by part of site
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Hinstock: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Grade 4. Southern tip 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	

Hinstock: Submission

Site ref: HIN009		Site Name: Land at Bearcroft		
	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	-/+	+	
4	Landscape sensitivity high ²	-	-	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Hinstock: Submission

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

Hinstock: Submission

Site ref: HIN010		Site Name: Land Opposite Cricket Ground, Wood 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	-/+	-	Only southern 25% within 480m
2	Primary school within 480m of site boundary	-/+	-	Only southern 25%
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:			Approx 2/3 site within 480m of natural open space, Only the southern edge within 480m of amenity green space, approx 75% within 480m of children's play area
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	-	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Hinstock: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Grade 4
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	

Hinstock: Submission

Site ref: HIN014/R		Site Name: Additional Site West of Marsh 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	-/+	-	Only north edge 10%
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Hinstock: Submission

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

Hinstock: Submission

Site ref: HIN015/R		Site Name: Additional Site East of Marsh 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	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Hinstock: Submission

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

Notes

1. 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.

2. Sensitivity assessment based on the relevant Landscape Description Unit in the Shropshire Landscape Character Assessment

3. and 4. Designated sites and their buffer zones

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

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

Hinstock: Submission

Housing Sites Assessment: Stage 2b

Site Ref: HIN001	Site Name: Land at Hinstock (Falcon Inn)
Size (ha)	1.93 ha
Indicative capacity	45
General location	East of village off Wood Lane.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Majority of site within MSA - sand and gravel bedrock.
Current use	Agriculture. Some hardstanding at top of field used for storage.
Topography	Fairly flat at top then slopes down slightly, away from village.
Adjoining land uses and boundary features	Hedges and trees. Housing to south.
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	<p>Half of site closest to road was included in NSLSCS, along with field immediately to north. The relevant comments relate to the field to the south east.</p> <p>Landscape sensitivity – medium</p> <p>The area consists of the western portion of two fields which are on a gently sloping valley side and abut the relatively recent line of the A529 and the village. The field to the north is screened from the wider countryside by mature trees along the stream course to the east and by an outgrown hedgerow along the road frontage. The field to the south east is more open with the remnants of hedgerows and hard standings on the road frontage and with the eastern boundary open to view from the other side of the small valley. The two fields are separated by a strong hedgerow with trees. Significant buildings in the village adjacent are the chapel and pub and the unsightly southern part of the field is visible from the village cross to the south. Ordinary 20th century houses lie to the north and south. While enclosed, the sensitivity of the northern field is higher than the southern which may benefit from positive development on its western boundary.</p> <p>Housing capacity – medium</p> <p>The area in the field to the north has no capacity for housing in the short term as it provides an attractive green edge and approach to the village from the north. The site in the field to the south has capacity for housing providing it has a positive frontage facing the A529 [ie no back gardens on the road] and complementing the positive buildings.</p>
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted by agent for development of 45 dwellings.
Access to services/employment	Hinstock has a good range of local facilities and this site has good access to these.

Hinstock: Submission

areas	
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant information	Could be developed in conjunction with HIN005/R

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Line of Roman road close to S boundary of site - archaeological evaluation desirable prior to submission of an application.
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 (major apps pond within 250 m) ▪ Reptiles Potential environmental network enhancement. An HRA is required as site is within 8km of Aqualate mere Ramsar
Trees	Limited tree constraints
Environmental Health	No comments received.
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside	No comments received.
Environment Agency	No comments received.

Community consultation response	The majority of respondents supported some new development in the village. Most favoured new development in the central area of the village between the existing village and the bypass. Some respondents have also suggested land to the south, north and east of the village. 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.

Hinstock: Submission

Site Assessment Summary

The site is located to the east of the village off Wood Lane, which is the A529. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi-natural open space, and flood risk. It has been assessed as falling within the Grade 4 agricultural land quality. It scores negatively on landscape sensitivity. The overall sustainability of this site is judged to be good.

If development were to be proposed wildlife surveys will be required prior to development as will a Habitats Regulation Assessment as the site is within 8km of Aqualate Mere Ramsar site. There are also limited tree constraints and an archaeological evaluation should be undertaken as the line of the Roman road is close to the southern boundary of the site. There is some local support for further development in the village with most, including the Parish Council, favouring development in the central area between the bypass and existing village. It is considered that these sites provide more suitable locations and will provide an appropriate scale of development.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Hinstock: Submission

Site Ref: HIN002	Site Name: Land at Hinstock (Newport Road)
Size (ha)	0.56 ha
Indicative capacity	8
General location	Centre of village to west of existing housing and east of A41 bypass.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes. Site within MSA - sand and gravel bedrock.
Current use	Rough grass
Topography	Fairly flat
Adjoining land uses and boundary features	Thick hedge to bypass boundary. Metal fence on Manor Farm Drive side with a number of mature trees along this boundary. Site sits higher than bypass, which it adjoins. Footpath which is well used and provides access to the playing fields runs between site and Manor Farm Drive and is enclosed by wooden fence.
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	<p>NLSLSCS assesses site as: Medium/low landscape sensitivity</p> <p>A triangular gently sloping meadow in poor condition with a public footpath in a fenced corridor on its eastern boundary. The field is enclosed by solid deciduous vegetation within the A41 highway corridor to the west, by housing to the south and by further housing to the east including mature limes and other trees on the eastern boundary which appear to be the remnants of an avenue which runs further north west. The field is therefore enclosed and is closely associated with the settlement rather than with the wider landscape to the west. A public open space lies to the north. The most sensitive elements are the public footpath corridor and remnant avenue.</p> <p>Medium Housing Capacity</p> <p>The field has some capacity for housing in its southern half providing this is designed not to be visible from the bypass in winter months. The northern part of the field should be incorporated into the open space to the north and the public access corridor, managed appropriately and measures taken to conserve the remnant avenue trees. Possibly new avenue trees should be planted to reinforce this line in the landscape.</p>
Planning history or designations	No recent history
Land ownership, land agreements and delivery statements	Promoted by agent
Access to services/employment areas	Hinstock has a good range of local facilities and this site has good access to these.
Other constraints	Noise from bypass
General site related benefits	
Transport and	

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Highways related benefits	
Strategic fit	Recent development of land has taken place between the bypass and older part of the village. A further extension of this, linked to enhancement of the recreation facilities, is considered to be the most appropriate direction for future growth in Hinstock.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received.
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 Potential environmental network enhancement. An HRA is required as site is within 8km of Aqualate 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 and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
Countryside	No comments received.
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.

Community consultation response	The majority of respondents supported some new development in the village. Most favoured new development in the central area of the village between the existing village and the bypass. Some respondents have also suggested land to the south, north and east of the village. 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.

Site Assessment Summary

The site is located to the centre of the village off Manor Farm Drive. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school,

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amenity green space, children's play area, semi-natural open space, and flood risk. It has been assessed as falling within the Grade 3 agricultural land quality although the land does not appear to be in agricultural use. The overall sustainability of this site is judged to be good.

There is some local support for further development in the village with most favouring development in the central area. The Parish Council has also supported the development of this site for single storey dwellings. It is proposed therefore to include this site as housing allocation for approximately 8 homes. There would be a need to protect the footpath and mature trees which front the site. Wildlife surveys will be required prior to development as will a Habitats Regulation Assessment as the site is within 8km of Aqualate Mere Ramsar site.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes
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Hinstock: Submission

Site Ref: HIN003	Site Name: Yew Tree Cottage, Chester Road
Size (ha)	0.34 ha
Indicative capacity	8
General location	North west off Chester Road
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes, site within MSA - sand and gravel bedrock.
Current use	Allotments
Topography	Raised from road. Slight slope down towards road.
Adjoining land uses and boundary features	Hedges surrounding. Dwellings top north and south. Lane is former main road, now cul-de-sac.
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	Enclosed site. Some road noise.
Planning history or designations	Pre-application discussions
Land ownership, land agreements and delivery statements	Promoted for development.
Access to services/employment areas	Hinstock has a good range of local facilities and this site has reasonable access to these.
Other constraints	The site is currently in use as allotments.
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	No comments received.
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 8km of Aqualate mere Ramsar
Trees	Tree could be major constraint on western half of site - requires tree survey
Environmental	No comments received.

Hinstock: Submission

Health	
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	The site is not at 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	No comments received.
Environment Agency	No comments received.

Community consultation response	The majority of respondents supported some new development in the village. Most favoured new development in the central area of the village between the existing village and the bypass. Some respondents have also suggested land to the south, north and east of the village. 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 located to the north west of the village off Chester Road which has become a cul- de-sac since the A41 Hinstock bypass was constructed. Its current use as allotments is fairly recent, but it has also been promoted for housing development. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, children's play area, semi-natural open space and flood risk. Approximately 10% site is within 10 minutes' walk of the primary school. It scores negatively on landscape sensitivity and on its use as allotments.

Trees on the western part of the site are a major constraint to development and would require a survey, wildlife surveys will be required prior to development as will a Habitats Regulation Assessment as the site is within 8km of Aqualate Mere Ramsar site. There is some local support for further development in the village with most, including the Parish Council, favouring development in the central area between the bypass and existing village. It is considered that these sites provide more suitable locations and will provide an appropriate scale of development. In its consultation response the Parish Council stated that it wanted to see allotments on this site.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Hinstock: Submission

Site Ref: HIN004	Site Name: Bank House
Size (ha)	1.0 ha
Indicative capacity	18
General location	Eastern end of village at Bank House
Brownfield or Greenfield	Greenfield.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Eastern quarter of site within MSA - sand and gravel bedrock.
Current use	Part garden, part agricultural.
Topography	Land significantly higher than road.
Adjoining land uses and boundary features	Eastern part of site is part of a large field, so north boundary unmarked. Other boundaries are mature hedges and trees. Roads to north west (Goldstone Lane) and south which meet at junction to west. Junction is also site of drive providing access to Bank House. Site is raised from both roads and Goldstone Lane in particular is in deep tree lines cutting.
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	Two distinct areas, west forming part of garden to Bank House and east part of larger agricultural field. Screened from road by hedges, trees and bank. Edge of village.
Planning history or designations	Bank House is within development boundary of NSLP but remainder of site outside. No other planning history.
Land ownership, land agreements and delivery statements	Promoted at SAMDev Issues and Options.
Access to services/employment areas	Hinstock has a good range of local facilities and this site has reasonable access to these.
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	No comments received.
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 (major apps pond within 250 m) ▪ Reptiles Potential environmental network enhancement.

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	An HRA is required as site is within 8km of Aqualate mere Ramsar
Trees	Part of site is very open but area around property is well treed and could be a major constraint requires tree survey.
Environmental Health	No comments received.
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public. One flood event has been reported to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside	No comments received.
Environment Agency	No comments received.

Community consultation response	The majority of respondents supported some new development in the village. Most favoured new development in the central area of the village between the existing village and the bypass. Some respondents have also suggested land to the south, north and east of the village. 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 comprises part of the garden of Bank House and part of a larger agricultural field to the east. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk as none of the site falls within Flood Zones 2 or 3. Approximately 25% at the western end of the site is within 10 minutes' walk of the primary school. It scores negatively on access to amenity green space, children's play area and other recreation facilities. The agricultural part of the site is Grade 3 quality.

Trees on the western part of the site are a major constraint to development and would require a survey, wildlife surveys will be required prior to development as will a Habitats Regulation Assessment as the site is within 8km of Aqualate Mere Ramsar site. There is some local support for further development in the village with most, including the Parish Council, favouring development in the central area between the bypass and existing village. This site is on the periphery of the village and it is considered that the sites close to the village centre provide more suitable locations and will provide an appropriate scale of development.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Hinstock: Submission

Site Ref: HIN005/R	Site Name: Old Falcon Inn Car Park
Size (ha)	0.04 ha
Indicative capacity	One but could be developed in conjunction with HIN001, possibly providing access.
General location	East of village off Wood Lane.
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes, site within MSA - sand and gravel bedrock.
Current use	Not in use. Previous use was as car park to Falcon Inn, which now has replacement car park. Tarmaced surface but overgrown with brambles etc round edges.
Topography	Flat
Adjoining land uses and boundary features	Low brick wall to frontage. Fencing/hedging elsewhere. Agricultural land to east and north, housing to south and A529 Wood Lane to west with footway towards village.
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	Disused site, overgrown. Provides views out from village over agricultural land.
Planning history or designations	Pre-app discussions.
Land ownership, land agreements and delivery statements	Promoted for development.
Access to services/employment areas	Hinstock has a good range of local facilities and this site has good access to these
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	No comments received.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees) ▪ Reptiles <p>Potential environmental network enhancement. An HRA is required as site is within 8km of Aqualate mere Ramsar</p>

Hinstock: Submission

Trees	Limited tree constraints
Environmental Health	No comments received.
Drainage: Watercourse flooding	There is no watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside Environment Agency	No comments received.

Community consultation response	The majority of respondents supported some new development in the village. Most favoured new development in the central area of the village between the existing village and the bypass. Some respondents have also suggested land to the south, north and east of the village. 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 small disused car park located to the east of the village off Wood Lane, the A529. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi-natural open space, and flood risk. It scores negatively on landscape sensitivity. The overall sustainability of this site is judged to be good.

If development were to be proposed wildlife surveys will be required prior to development as will a Habitats Regulation Assessment as the site is within 8km of Aqualate Mere Ramsar site. There are also limited tree constraints. There is some local support for further development in the village with most, including the Parish Council, favouring development in the central area between the bypass and existing village. It is considered that these sites provide more suitable locations and will provide an appropriate scale of development.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Hinstock: Submission

Site Ref: HIN007	Site Name: Land at School Bank Road
Size (ha)	2.54 ha
Indicative capacity	65
General location	East of village, off School Bank.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Majority of site (approx. 2/3 northern part of site) within MSA - sand and gravel bedrock.
Current use	Agricultural
Topography	The site is fairly flat but elevated from the road.
Adjoining land uses and boundary features	The site is part of a large agricultural field with no discernible boundary to the rest of the field to the east. There is housing to the south and north west, where the school is also located. The western boundary is an tree lined embankment with attractive sandstone wall adjoining the footway along School Bank.
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	
Planning history or designations	Planning permission granted March 2011 for re-location of existing agricultural field access opposite Holly House, ref: 10/05584/FUL
Land ownership, land agreements and delivery statements	Promoted by agent for phased development of approximately 80 dwellings including public open space and possible allotment s on land outside this site but also in same ownership.
Access to services/employment areas	Hinstock has a good range of local facilities and this site has good access to these.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant information	Footway along most of the site but there is a short area opposite the Old Rectory with none.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Line of Roman road runs close to N site boundary - archaeological evaluation desirable prior to submission of an application.
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 (major apps pond within 250 m) ▪ Reptiles Potential environmental network enhancement.

Hinstock: Submission

	An HRA is required as site is within 8km of Aqualate mere Ramsar
Trees	Limited tree constraints
Environmental Health	No comments received.
Drainage: Watercourse flooding	There is a watercourse within the site. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside Environment Agency	No comments received.
Community consultation response	The majority of respondents supported some new development in the village. Most favoured new development in the central area of the village between the existing village and the bypass. Some respondents have also suggested land to the south, north and east of the village.
Statutory bodies responses to date	None received.

Site Assessment Summary

The site is located to the east of the village off School Bank, which is the A529. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi-natural open space, landscape sensitivity and flood risk. The majority of the site falls within the Grade 4 agricultural land quality, although the southern tip is Grade 3. The school playing field covers the north western part of the site. The overall sustainability of this site is judged to be good.

If development were to be proposed wildlife surveys will be required prior to development as will a Habitats Regulation Assessment as the site is within 8km of Aqualate Mere Ramsar site. There are also limited tree constraints and an archaeological evaluation should be undertaken as the line of the Roman road is close to the northern boundary of the site. Any development should avoid the school playing fields which are included within the boundary of the site. School Bank is contained within a cutting with this site elevated from the road to the east. The cutting is tree lined with an attractive sandstone wall and forms part of the character of the village.

There is some local support for further development in the village with most, including the Parish Council, favouring development in the central area between the bypass and existing village. It is considered that these sites provide more suitable locations and will provide an appropriate scale of development.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Hinstock: Submission

Site Ref: HIN009	Site Name: Land at Bearcroft
Size (ha)	2.25 ha
Indicative capacity	30
General location	Centre of village to west of existing village and east of A41 bypass.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes, site within MSA - sand and gravel bedrock.
Current use	Agricultural (northern part) with recreation/amenity land (south)
Topography	Flat
Adjoining land uses and boundary features	Hedges and trees. Bearcroft Pool and village playing fields to east . Site of Roman road to north east with housing at Roman Way beyond. Bypass 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	Site enclosed by trees on three sides with no firm boundary to recreational uses.
Planning history or designations	None relevant.
Land ownership, land agreements and delivery statements	Promoted by agent.
Access to services/employment areas	Hinstock has a good range of local facilities and this site has good access to these.
Other constraints	Some noise from A41.
General site related benefits	The site adjoins the village's recreation area and development of this site affords an opportunity to enhance these facilities as part of the development package.
Transport and Highways related benefits	
Strategic fit	Recent development of land has taken place between the bypass and older part of the village. A further extension of this, linked to enhancement of the recreation facilities, is considered to be the most appropriate direction for future growth in Hinstock.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Line of Roman road runs through N end of site - now marked by a holloway which should be preserved in situ. Archaeological evaluation would be necessary prior to submission of an application.
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)

Hinstock: Submission

	<ul style="list-style-type: none"> ▪ Reptiles Potential environmental network enhancement. An HRA is required as site is within 8km of Aqualate mere Ramsar
Trees	Large open site buffer zone would be required in SE to adjacent pond and 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 and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
Countryside	No comments received.
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.
Community consultation response	The majority of respondents supported some new development in the village. Most favoured new development in the central area of the village between the existing village and the bypass. Some respondents have also suggested land to the south, north and east of the village. 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.

Site Assessment Summary

The site is located to the centre of the village between the bypass, Bearcroft Pool and the village recreational area. Access to the site would be off Manor Farm Drive. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, primary school, amenity green space, children's play area, semi-natural open space, and flood risk. It scores negatively for agricultural land quality having been assessed as Grade 3 agricultural land quality. The overall sustainability of this site is judged to be good.

There is some local support for further development in the village with most favouring development in the central area. The Parish Council has also supported the development of this site linked to the enhancement of recreational facilities. Wildlife surveys will be required prior to development as will a Habitats Regulation Assessment as the site is within 8km of Aqualate Mere Ramsar site. There will also be a requirement for an archaeological evaluation as the line of a Roman road runs through the north end of the site. There will also be a need for an open site buffer zone in the south east of the site adjacent pond and woodland.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes
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Hinstock: Submission

Site Ref: HIN010	Site Name: Land Opposite Cricket Ground, Wood Lane
Size (ha)	2.38 ha
Indicative capacity	60
General location	North of village off Wood Land
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Small part of site on eastern part of site within MSA - sand and gravel bedrock.
Current use	Agricultural
Topography	Flat
Adjoining land uses and boundary features	Hedgerows, post and rail fencing to road frontage. A number of mature trees within boundary hedges and in field. Wood Lane which is A529 adjoins site to west bounded by grass verge (no footway). Watercourse along southern boundary. Frontage development comprising 4 houses along road to north of site and garage site to south. Some housing and village cricket ground 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	
Inherent landscape character²	Open rural character. Views into field from road. A number of mature trees within site and boundary.
Planning history or designations	No planning history.
Land ownership, land agreements and delivery statements	Promoted by agent through SHLAA.
Access to services/employment areas	Hinstock has a good range of local facilities and this site has reasonable access to these.
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	No comments received.
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 Potential environmental network enhancement.

Hinstock: Submission

	An HRA is required as site is within 8km of Aqualate mere Ramsar
Trees	Limited tree constraints
Environmental Health	No comments received.
Drainage: Watercourse flooding	There is a watercourse within the site. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside Environment Agency	No comments received.

Community consultation response	The majority of respondents supported some new development in the village. Most favoured new development in the central area of the village between the existing village and the bypass. Some respondents have also suggested land to the south, north and east of the village. 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 agricultural land located to the northern end of the village. The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk. Most of the site is within 480m (10 minutes' walk) from the children's play area and area of semi-natural open space, but for the village school and public transport services only the southern quarter of the site. However, there is currently no footway from this site towards the village. The site scores negatively on landscape quality. Agricultural land quality is Grade 4.

If development were to be proposed wildlife surveys will be required prior to development as will a Habitats Regulation Assessment as the site is within 8km of Aqualate Mere Ramsar site. There are also limited tree constraints. There is some local support for further development in the village with most, including the Parish Council, favouring development in the central area between the bypass and existing village. This site is located some way from the centre of the village and it is considered that there are more suitable locations available for development which will provide an appropriate scale of development.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Hinstock: Submission

Site Ref: HIN014/R	Site Name: Additional Site West of Marsh Lane
Size (ha)	0.41 ha
Indicative capacity	10-12
General location	South of village off Marsh Lane
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agricultural grazing.
Topography	Fairly flat, slopes down slightly towards pond to west of site.
Adjoining land uses and boundary features	Bounded by mature hedges with post and rail fencing in poor condition to pond area, which includes rough grass and shrubs to west of site. Village housing backing on to site to north. St Oswalds View exception housing site on opposite side of lane. Agricultural land to south.
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	Marsh Lane has rural character. Views over site towards pond area.
Planning history or designations	Septic tank permitted at north end of site to serve 3 dwellings off Church Street. No other planning history.
Land ownership, land agreements and delivery statements	Promoted through SHLAA.
Access to services/employment areas	Hinstock has a good range of local facilities and this site has reasonable access to these.
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	No comments received.
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 Potential environmental network enhancement. An HRA is required as site is within 8km of Aqualate mere Ramsar
Trees	Limited tree constraints

Hinstock: Submission

Environmental Health	No comments received.
Drainage: Watercourse flooding	There is a watercourse within 50m of the site. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside	No comments received.
Environment Agency	No comments received.

Community consultation response	The majority of respondents supported some new development in the village. Most favoured new development in the central area of the village between the existing village and the bypass. Some respondents have also suggested land to the south, north and east of the village. 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 located to the south of the village off Marsh Lane. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. Only the northern end is within 480m (10 minutes' walk) from the primary school and none of the site is within that distance of amenity green space, recreation facilities or children's play area. Agricultural land quality is Grade 3.

If development were to be proposed wildlife surveys will be required prior to development as will a Habitats Regulation Assessment as the site is within 8km of Aqualate Mere Ramsar site. There are also limited tree constraints. There is some local support for further development in the village with most, including the Parish Council, favouring development in the central area between the bypass and existing village. This site is located some way from the centre of the village and it is considered that there are more suitable locations available for development which will provide an appropriate scale of development.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Site Ref: HIN015/R	Site Name: Additional Site East of Marsh Lane
Size (ha)	0.63 ha
Indicative capacity	16-18
General location	South of village off Marsh Lane
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agricultural
Topography	Flat.
Adjoining land uses and boundary features	Site is bounded by hedges and mature trees, with 2 ponds on boundaries. Attractive mature ash tree on Marsh Lane boundary. St Oswalds View housing development in to south west of this L-shaped site. Watercourse runs along Marsh Lane boundary and has been culverted at access point to St Oswalds View.
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	Marsh Lane has rural character. Views over this site from Links Green area of village.
Planning history or designations	No planning history.
Land ownership, land agreements and delivery statements	Promoted through SHLAA.
Access to services/employment areas	Hinstock has a good range of local facilities and this site has reasonable access to these.
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	No comments received.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees) ▪ Great Crested Newts (pond on site) ▪ Reptiles <p>Potential environmental network enhancement. An HRA is required as site is within 8km of Aqualate mere Ramsar</p>

Hinstock: Submission

Trees	Limited tree constraints
Environmental Health	No comments received.
Drainage: Watercourse flooding	There is a watercourse within 50m of the site. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside	No comments received.
Environment Agency	No comments received.

Community consultation response	The majority of respondents supported some new development in the village. Most favoured new development in the central area of the village between the existing village and the bypass. Some respondents have also suggested land to the south, north and east of the village.
Statutory bodies responses to date	None received.

Site Assessment Summary

The site is located to the south of the village off Marsh Lane. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. The site scores negatively on access to the primary school, amenity green space, recreation facilities or children's play area. Agricultural land quality is Grade 3.

If development were to be proposed wildlife surveys will be required prior to development as will a Habitats Regulation Assessment as the site is within 8km of Aqualate Mere Ramsar site. There are also limited tree constraints. There is some local support for further development in the village with most, including the Parish Council, favouring development in the central area between the bypass and existing village. This site is located some way from the centre of the village and it is considered that there are more suitable locations available for development which will provide an appropriate scale of development.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Hinstock: Submission

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.