

Hodnet: Submission

Summary Sheet: Stage 1 Assessment

Settlement: Hodnet

Site Ref	Site Name	Stage 2	Comments
HOD001	Divisional Surveyors Sub Depot, Old Auction Yard	Yes	
HOD002	Divisional Surveyors Office & Depot, Hearne Lane	Yes	
HOD003	Land at Drayton Road	Yes	
HOD004/R	Land between Drayton Road and Hearne Lane	No	Site below size threshold
HOD005/R	Land to West of Drayton Road	No	Site below size threshold
HOD006	Barns on Shrewsbury Street	Yes	
HOD007	Land to Rear of Shrewsbury Street	Yes	
HOD008	Land Adjacent to County Primary School	No	Site not promoted
HOD009	Rear of Shrewsbury Street Farm	Yes	
HOD010	Land off Station Road	Yes	
HOD011	Shrewsbury Street Farm	Yes	
HOD012/10	Land south of Western House	Yes	
HOD013/10	Land to east of Websters Lane	Yes	

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Stage 1 Site Assessment: *Hodnet*

Site ref: HOD001		Site Name: Divisional Surveyors Sub Depot, Old Auction Yard	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Site allocated for housing in NSLP
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	Former Railway land adjoining may be Local Nature Reserve or SWT site (although not flagged up on GIS)
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

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Site ref: HOD002		Site Name: Divisional Surveyors Office & Depot, Hearne 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	N	Site promoted

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Site ref: HOD003		Site Name: Land at Drayton 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	South western part of site within development boundary and allocated for housing in NSLP (part of HOD010). Also adjoins HOD009
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

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Site ref: HOD004/R		Site Name: Land between Drayton Road and Hearne Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.18 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	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: *not progressed to Stage 2 assessment.* Site below size threshold

Hodnet: Submission

Site ref: HOD005/R		Site Name: Land to West of Drayton Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.195 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	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: *not progressed to Stage 2 assessment.* Site below size threshold

Hodnet: Submission

Site ref: HOD006		Site Name: Barns on Shrewsbury Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Part of site allocated for housing in NSLP (part of HOD009). Also adjoins HOD011
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	SAM (Motte and Bailey castle on Castle Hill) approx 50 metres to west and Registered Park (Hodnel Hall) approx 40 metres on opposite side of road
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

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Hodnet: Submission

Site ref: HOD007		Site Name: Land to Rear of Shrewsbury Street	
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	Site immediately adjoins SAM (Motte and Bailey castle at Castle Hill) and Registered Park (Hodnet Hall)
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

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Hodnet: Submission

Site ref: HOD008		Site Name: Land Adjacent to County Primary School	
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	Approx 23 metres from Registered Park (Hodnet Hall)
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	Site not promoted

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

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Site ref: HOD009		Site Name: Rear of Shrewsbury Street Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Site allocated for housing in NSLP. Overlaps HOD006 and adjoins HOD003, HOD010 and HOD011
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	SAM (Motte and Bailey castle on Castle Hill) approx 70 metres to west and Registered Park (Hodnel Hall) approx 55 metres on opposite side of road
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

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Site ref: HOD010		Site Name: Land off Station 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	Allocated in NSLP for housing
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	Mostly within development boundary. Small area to south east excluded. Adjoins HOD003 and HOD009
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	Area of Flood Zone 3A approx 25 metres to south across potential access.
9	Site not currently promoted	N	Site promoted

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Hodnet: Submission

Site ref: HOD011		Site Name: Shrewsbury Street Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Site allocated for housing in NSLP
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. Adjoins HOD006 and HOD009
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		
9	Site not currently promoted	N	Site promoted

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Hodnet: Submission

Site ref: HOD012/10		Site Name: Land south of Western 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	Site lies within larger HOD13/10, which adjoins development boundary. Outside development boundary but close to existing buildings.
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

Hodnet: Submission

Site ref: HOD013/10		Site Name: Land to east of Websters 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	Site includes existing dwellings and other buildings
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. Smaller site HOD012/10 lies within this larger 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: Progress to Stage 2

Hodnet: Submission

Housing Sites Assessment: Stage 2a

Site ref: HOD001		Site Name: Divisional Surveyors Sub Depot, Old Auction Yard		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or	- -/0	0	

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

Hodnet: Submission

Site ref: HOD002		Site Name: Divisional Surveyors Office & Depot, Hearne 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 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	Southern 1/3 within 300m
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	- -	

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

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Site ref: HOD003		Site Name: Land at Drayton 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	-/+	-	Extreme south west tip only
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:			Southern 25% of site within 480m of amenity space, half within 480m of childrens play area and 1/3 from young peoples rec fac.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	0	
	▪ a young people's recreational facility	-/+	0	
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	-	Western 2/3 within 300m
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

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	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	-	
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	-	Majority grade 3, 15% to north grade 2
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Approx ½ within 250m
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

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Site ref: HOD006		Site Name: Barns on Shrewsbury Street		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	Part of southern boundary only
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:			Southern 1/3 of site within 480m of amenity space
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	- -	

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	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	-	
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 with 25% of west grade 2, but site is pdl
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Northern boundary is 250m from site
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	

Hodnet: Submission

Site ref: HOD007		Site Name: Land to Rear of Shrewsbury Street		
	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	-/+	-	Southern boundary only
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	- -	

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

Hodnet: Submission

Site ref: HOD009		Site Name: Rear of Shrewsbury Street Farm		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	South west edge only
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:			Southern half within 480m of amenity space
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	0	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	- -	

Hodnet: 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	-	
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	Northern boundary is 250m from site
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Hodnet: Submission

Site ref: HOD010		Site Name: Land off Station 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	-/+	0	Southern half only
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Hodnet: 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	-	
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	-	2/3 grade 3 with 1/3 south grade 2
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Hodnet: Submission

Site ref: HOD011		Site Name: Shrewsbury Street Farm		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	- -	

Hodnet: 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	-	
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	-	1/3 west grade 2, 2/3 grade 3 but site is pdl
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	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Hodnet: Submission

Site ref: HOD012/10		Site Name: Land south of Western 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	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high 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	

Hodnet: 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 2, southern extreme 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	+	Dismantled railway passes through eastern part of site

Hodnet: Submission

Site ref: HOD013/10		Site Name: Land to east of Websters 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 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	

Hodnet: 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	-	North ½ grade 2, south 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	+	Dismantled railway passes through eastern part of site

Hodnet: Submission

Notes

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

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

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

Hodnet: Submission

Housing Sites Assessment: Stage 2b

Site Ref: HOD001	Site Name: Divisional Surveyors Sub Depot, Old Auction Yard
Size (ha)	0.38
Indicative capacity	12
General location	Eastern end of village
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes, site within MSA. Sand and gravel - superficial.
Current use	Redundant former Highways Depot. Some storage still on site. Buildings remain on western part of site, but largely cleared elsewhere. Some ornamental conifers within western part of site.
Topography	Flat
Adjoining land uses and boundary features	Agricultural to north. Former railway to east and residential to west and south. Brick walls and fencing surrounding with hedges along frontage.
Local highway capacity/ constraints	Access acceptable Cycle - Access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	Place Plan 2013-14 <i>Wastewater treatment capacity</i> An assessment of the effect on the Wastewater Treatment Works has been made based on revised levels of development with delivery spread evenly over the Plan period. Whilst there is limited hydraulic capacity at the Works, there are no known physical constraints that would prevent additional capacity being provided at the Works.
Inherent landscape character²	Not included within NSLSCS. Rural character with some low level noise from bypass.
Planning history or designations	Planning history relates to former use as highway depot. Site allocated in North Shropshire Local plan for housing.
Land ownership, land agreements and delivery statements	Shropshire Council.
Access to services/employment areas	On edge of large village with good range of local facilities.
Other constraints	None identified
General site related benefits	Derelict site in untidy state. Redevelopment would improve visual appearance of area.
Transport and Highways related benefits	None identified
Strategic fit	None identified
Other relevant information	None identified

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a Conservation Area

Hodnet: Submission

Biodiversity	<p>Depot and houses on site</p> <p>There are no known protected species on site but the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees and buildings) ▪ Reptiles <p>Potential environmental network enhancement.</p>
Trees	Limited tree constraints
Environmental Health	No comments received.
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is within 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 medium risk of groundwater flooding (between 25 and 50% 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	<p><i>Issues and Options</i></p> <p>A number of residents have supported the allocation of land to the north east of the village to the south east of Drayton Road. There is also support for the development of existing housing allocations within the village. Many residents have stated that they do not wish to see new housing allocations in Hodnet.</p> <p><i>Preferred Options</i></p> <p>There was majority support for the allocation of the site. Concerns raised related to housing density rather than the principle of development.</p> <p><i>Revised Preferred Options</i></p> <p>Site granted planning permission for the development of 14 dwellings.</p> <p>Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.</p>
Statutory bodies responses to date	None received

Site Assessment Summary

The site is a redundant depot on the eastern edge of the village within the existing development boundary and allocated for housing development in the North Shropshire Local Plan. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to open space, landscape sensitivity and flood risk. There is, however, medium risk of groundwater flooding, between 25% and 50% of the site having been recorded as susceptible. It scores negatively on access to the primary school as it is more than 480 metres or 10 minutes' walk.

Hodnet: Submission

The initial site assessment identified the site to be a previous industrial use and now derelict and in an untidy state. Redevelopment was considered to provide an opportunity to improve the site and the visual appearance of this part of the village with capacity for approximately 12 new homes.

However, planning permission was granted for the site in March 2013 for the development of 11 affordable houses and 3 affordable bungalows and associated infrastructure and landscaping. No further consultation was therefore undertaken for the site as part of the SAMDev process.

Conclusion

Potential windfall site	No
Realistic site	Yes- Planning permission granted (12/04552/FUL) comprising 11 affordable houses and 3 affordable bungalows and associated infrastructure and landscaping

Recommendation

Preferred option	No – site already has planning consent
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Hodnet: Submission

Site Ref: HOD002	Site Name: Divisional Surveyor's Office & Depot, Hearne Lane
Size (ha)	0.30 ha
Indicative capacity	8-10 dwellings
General location	Northern edge of village
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Highways Office and Depot.
Topography	Fairly flat. Land immediately to north is raised higher than this site.
Adjoining land uses and boundary features	Agricultural field to north and west. Recent housing development (1980s/90s) to south at Chancery Court.
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	Not included within NSLSCS. Surrounding landscape has attractive rural character. Adjoining agricultural area included within area of special environmental interest in North Shropshire Local Plan.
Planning history or designations	Within conservation area and development boundary. No relevant planning history.
Land ownership, land agreements and delivery statements	Shropshire Council. Site in use for foreseeable future.
Access to services/employment areas	On edge of large village with good range of local facilities. Site is currently in employment use.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant information	Buildings within site not suitable for conversion. Hearne Lane provides access to 2 farms only beyond this site.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM and within a Conservation Area. Impact on the character of the Conservation Area needs to be considered.
Biodiversity	Buildings unlikely to need bat survey 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)

Hodnet: Submission

	<ul style="list-style-type: none"> ▪ Reptiles Potential environmental network enhancement.
Trees	No significant tree or hedgerow 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 within 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). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received.
Environment Agency	No comments received.

Community consultation response	A number of residents have supported the allocation of land to the north east of the village to the south east of Drayton Road. There is also support for the development of existing housing allocations within the village. Many residents have stated that they do not wish to see new housing allocations in Hodnet. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

The site is in current use as a highways depot. It is located on the northern edge of the village within the existing development boundary. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to amenity space, including children's play area and recreation area, and the primary school as it is more than 480 metres or 10 minutes' walk. It is also within a former landfill site. The site is also within the Hodnet conservation area and within 300m of the Scheduled Ancient Monument at Castle Hill. There would be a need for wildlife surveys prior to development.

The site is located within the current development boundary but is currently in use and therefore it is not considered suitable for allocation for housing. The site was accepted in 2009 Strategic Housing Land Availability Assessment (SHLAA) and site acceptability will be reviewed as part of 2012 SHLAA Update.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Hodnet: Submission

Site Ref: HOD003	Site Name: Land at Drayton Road
Size (ha)	3.29 ha
Indicative capacity	99
General location	North east of village, off Drayton Road.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agricultural grazing. Small farm building within site.
Topography	Fairly flat. Slopes down slightly from village.
Adjoining land uses and boundary features	Hedges with some mature trees close to field boundaries. Some more gappy hedges within site. Adjoins residential development to west. Access to Berries Farm crosses site.
Local highway capacity/ constraints	Access acceptable Cycle - Access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	
Inherent landscape character²	Not included within NSLSCS. Attractive open fields which form part of the setting of village from Wollerton approach.
Planning history or designations	The southern part of the site is included within the existing housing allocation in the North Shropshire Local Plan (HOD010) which is proposed to be taken forward into the SAMDev Plan as a Preferred Option. Adjoins village conservation area to west and north.
Land ownership, land agreements and delivery statements	The land was promoted through SHLAA by Nigel Thorns Planning Consultancy on behalf of the landowners. The promoters have divided the site into 3 parts. Access is proposed off Drayton Road, with pedestrian links along Drayton Road and Abbots Way to village centre and along existing footpath towards Station Road and the school. The promoter suggests that the site could be developed in 3 phases
Access to services/employment areas	On edge of large village with good range of local facilities.
Other constraints	
General site related benefits	
Transport and Highways related benefits	Could provide potential access to the two allocated sites off Shrewsbury Street.
Strategic fit	Although Hodnet is one of the larger villages in the area and has a good range of facilities, there are already several existing housing allocations and the development of further housing would result in a scale of development inappropriate to the size of the existing community and its historic character.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments

Heritage	Within 300m of a SAM and within a Conservation Area. Possible impact on setting of Conservation Area.
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Hodnet: Submission

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.
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. 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	No comments received.

Community consultation response	A number of residents have supported the allocation of land to the north east of the village to the south east of Drayton Road (this site – HOD003). There is also support for the development of existing housing allocations within the village. Many residents have stated that they do not wish to see new housing allocations in Hodnet. 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 east of the village off Drayton Road. It is currently in use as agricultural grazing land. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as it is more than 480 metres or 10 minutes' walk. The southern part of the site only is within 10 minutes' walk of amenity space, including children's play area and recreation area. The site adjoins the Hodnet conservation area and the assessment shows that part of the site is close to the Scheduled Ancient Monument at Castle Hill and part close to a former landfill site. The site scores negatively on agricultural land quality as it is assessed as being the best and most versatile land. The majority of the site is Grade 3 quality, with approximately 15% to the north being grade 2 quality.

At the Issues and Options stage of SAMDev, a number of residents supported the allocation of this site for housing. However, there was also a large number of objections to the allocation of further new housing sites in Hodnet. There are concerns about the effect of development on the setting of the conservation area and the site is prominent in the landscape from the Wollerton approach to the village. There would be a need for wildlife surveys prior to development. It is considered that there

Hodnet: Submission

are alternative sites for housing which would either utilise previously developed land or provide a scale of development more appropriate to the size and character of the village.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Hodnet: Submission

Site Ref: HOD006	Site Name: Barns on Shrewsbury Street
Size (ha)	0.40 ha
Indicative capacity	12
General location	Centre of village, immediately to east of Shrewsbury Street
Brownfield or Greenfield	Farm buildings and garden land.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Farm buildings, garden land.
Topography	Flat
Adjoining land uses and boundary features	The site is within the centre of the village to the rear of a row of traditional cottages which front onto Shrewsbury Street Land to the north is an overgrown disused site, allocated for housing development (as is the rear of this site)
Local highway capacity/ constraints	Access acceptable Cycle - Access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	
Inherent landscape character²	Part of the site was assessed in the NSLSCS as having medium landscape sensitivity and high capacity for housing. The site consists of several small linear plots overgrown with dense vegetation and containing one or more derelict buildings. The site disrupts the traditional settlement pattern, as does the recent courtyard style development to the south. The site is not visible in the wider landscape but is significant within the settlement due to the height and density of tree cover, which does not conform to the overall pattern of small houses and gardens.
Planning history or designations	Part of the site is allocated in the North Shropshire Local Plan for housing development (HOD009). The site is within the Hodnet conservation area. Majority of site had pp for residential use in 2001, now lapsed.
Land ownership, land agreements and delivery statements	The site was put forward by agents Berrys on behalf of the owner Mr Heber-Percy for inclusion in SHLAA
Access to services/employment areas	In centre of large village with good range of local facilities.
Other constraints	Land promoter has pointed out potential need for contaminated land report.
General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM and within a Conservation Area. Impact on the character of the Conservation Area needs to be considered and possible setting issues for SAM. Site situated within medieval historic core of Hodnet

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	- archaeological evaluation would be necessary prior to submission of an application.
Biodiversity	Sheds etc. 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 and buildings) ▪ Reptiles Potential environmental network enhancement.
Trees	Major tree constraint requires survey
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. 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	

Community consultation response	A number of residents have supported the allocation of land to the north east of the village to the south east of Drayton Road. There is also support for the development of existing housing allocations within the village. Many residents have stated that they do not wish to see new housing allocations in Hodnet. 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 in the centre of the village and comprises disused farm buildings and garden land. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as all but the southern boundary is further than 480 metres or 10 minutes' walk. The southern third of the site only is within 10 minutes' walk of amenity space, including children's play area and recreation area. The site is within the Hodnet Conservation Area and close to the Scheduled Ancient Monument at Castle Hill.

The site is within the development boundary and a large part of it is allocated for housing development in the North Shropshire Local Plan. The allocated area was assessed in the North Shropshire Landscape Sensitivity and Capacity Study as having high capacity for housing. However, development proposals would need to take into account impact on the Conservation Area and Scheduled Ancient Monument. There would also be a need for an archaeological evaluation and tree survey and a potential need for a contaminated land report. There would also be a need for

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wildlife surveys. The site boundary overlaps the area currently allocated for housing. The original site includes land to the rear and is considered preferable as there would be potential to link development with an adjoining site to the east which would also provide a potential access. It is proposed therefore to retain the existing allocated site, within which much of this site falls.

Conclusion

Potential windfall site	Yes
Realistic site	No

Recommendation

Preferred option	No
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Hodnet: Submission

Site Ref: HOD007	Site Name: Land to the Rear of Shrewsbury Street
Size (ha)	0.35 ha
Indicative capacity	7
General location	Centre of village to west of Shrewsbury Street and south of Church Street..
Brownfield or Greenfield	Greenfield (garden land).
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Garden land with various domestic buildings on it.
Topography	Slopes up slightly from road
Adjoining land uses and boundary features	Attractive sandstone wall along Shrewsbury St frontage. Traditional cottages to north and east. Mature woodland to east and south in Hodnet Hall Gardens – Historic Parkland and SAM.
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	Gardens to traditional village cottages which forms important part of historic character of settlement. Sandstone wall along Shrewsbury St frontage is a feature of village. Views across site into historic parkland at Hodnet Hall Gardens.
Planning history or designations	The site is within the development boundary and Hodnet Conservation Area. It adjoins the historic parkland at Hodnet Hall and a scheduled ancient monument. No previous planning applications on site itself.
Land ownership, land agreements and delivery statements	The site was put forward by agents Berrys on behalf of the owner Mr Heber-Percy for inclusion in SHLAA
Access to services/employment areas	In centre of large village with good range of local facilities.
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	In a Conservation Area. Impact on setting of SAM and RPG and character of Conservation Area would need to be considered. Site situated within medieval historic core of Hodnet - archaeological evaluation would be necessary prior to submission of an application.
Biodiversity	Wooded/gardens? 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)

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	<ul style="list-style-type: none"> ▪ Reptiles Adjacent to environmental network. Potential environmental network enhancement. Detailed ecology reason for not taking site forward - buffer to environmental network, wooded, adjacent to scheduled monument
Trees	Major tree constraint requires survey. Tree team reasons for not taking site forward – major tree constraint requires survey.
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. 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	No comments received.
Community consultation response	A number of residents have supported the allocation of land to the north east of the village to the south east of Drayton Road. There is also support for the development of existing housing allocations within the village. Many residents have stated that they do not wish to see new housing allocations in Hodnet. 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 garden land located in the centre of the village. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, children's play area and recreational facility, and for landscape sensitivity and flood risk. It scores negatively on access to the village primary school as all but the southern boundary is further than 480 metres or 10 minutes' walk. The site is within the Hodnet Conservation Area and close to the Scheduled Ancient Monument at Castle Hill.

The site is within the development boundary in the North Shropshire Local Plan. However, it is situated within medieval historic core of Hodnet and therefore an archaeological evaluation would be necessary prior to submission of an application. The impact on setting of the scheduled ancient monument and the registered parkland and character of Conservation Area would need to be considered. A major tree constraint has also been highlighted which requires survey work before development proposals could be considered. Wildlife surveys would also need to be undertaken.

Conclusion

Potential windfall site	Yes
Realistic site	No

Recommendation

Preferred option	No
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Hodnet: Submission

Site Ref: HOD009	Site Name: Rear of Shrewsbury Street
Size (ha)	0.46 ha
Indicative capacity	10
General location	Centre of village, immediately to east of Shrewsbury Street
Brownfield or Greenfield	Farm buildings and garden land.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Farm buildings, garden land.
Topography	Flat
Adjoining land uses and boundary features	The site is within the centre of the village to the rear of a row of traditional cottages which front onto Shrewsbury Street Land to the north is an overgrown disused site, allocated for housing development (as is this site). Mature trees within site and to northern and southern boundaries.
Local highway capacity/ constraints	Access acceptable Cycle - Access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	Place Plan 2013-14 <i>Wastewater treatment capacity</i> An assessment of the effect on the Wastewater Treatment Works has been made based on revised levels of development with delivery spread evenly over the Plan period. Whilst there is limited hydraulic capacity at the Works, there are no known physical constraints that would prevent additional capacity being provided at the Works.
Inherent landscape character²	The site was assessed in the NSLSCS as having medium landscape sensitivity and high capacity for housing. The site consists of several small linear plots overgrown with dense vegetation and containing one or more derelict buildings. The site disrupts the traditional settlement pattern, as does the recent courtyard style development immediately to the south. The site is not visible in the wider landscape but is significant within the settlement due to the height and density of tree cover, which does not conform to the overall pattern of small houses and gardens.
Planning history or designations	Site is allocated in the North Shropshire Local Plan for housing development. The site is within the Hodnet conservation area. Site had pp for residential use in 2001, now lapsed. Planning application submitted (13/03452/FUL as a resubmission of 12/01818/FUL which was refused) for 44 dwellings. Pending consideration.
Land ownership, land agreements and delivery statements	Site promoted.
Access to services/employment areas	In centre of large village with good range of local facilities.
Other constraints	Possible need for contaminated land report. Abbots Way is narrow lane and unlikely to be suitable to serve more development. Alternative access likely to be preferable.
General site related benefits	
Transport and Highways related	New access off Station Road

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benefits	
Strategic fit	Part of a coordinated residential scheme with HOD010 and HOD011
Other relevant information	<p>Site is allocated for residential development in North Shropshire Local Plan. Development was to be co-ordinated with allocated housing sites adjoining to north and south.</p> <p>Key development guidelines state “Development of approximately 10 dwellings to be served by a new access off Station Road, subject to the provision of a village green fronting Station Road, the enhancement of the public footpath (no. 6) which runs along the back of existing properties and the provision of a footway between the new road junction at Station Road and Shrewsbury Street.”</p>

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	<p>In a Conservation Area.</p> <p>Impact on the character of the Conservation Area needs to be considered and possible setting issues for SAM. Site situated within medieval historic core of Hodnet - archaeological evaluation would be necessary prior to submission of an application.</p>
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees and buildings) ▪ Reptiles <p>Potential environmental network enhancement.</p>
Trees	Major tree constraint requires survey
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	<p><i>Issues and Options</i></p> <p>A number of residents have supported the allocation of land to the north east of the village to the south east of Drayton Road. There is also support for the development of existing housing allocations within the village. Many residents have stated that they do not wish to see new housing allocations in Hodnet.</p> <p><i>Preferred Options</i></p> <p>There was majority support for the allocation of the site although some concerns</p>
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Hodnet: Submission

	<p>were raised in relation to the Conservation Area and the impact on tranquillity and wildlife.</p> <p><i>Revised Preferred Options</i></p> <p>There was majority support for the site although concerns were raised about the density and layout of development which can be addressed through the planning application process. Development will also need to have regard to the Conservation Area status in accordance with national and local policy.</p> <p>Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.</p>
Statutory bodies responses to date	Nothing specific to this site

Site Assessment Summary

The site is located in the centre of the village and comprises disused farm buildings and garden land. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as all but the south west edge is further than 480 metres or 10 minutes' walk. The site is within walking distance of a children's play area and recreation area and the southern half other amenity space. The site is within the Hodnet Conservation Area and close to a scheduled ancient monument and a former landfill site.

The site is within the development boundary and was allocated for housing development in the North Shropshire Local Plan. The site was assessed in the North Shropshire Landscape Sensitivity and Capacity Study as having high capacity for housing. However, development proposals would need to take into account impact on the Conservation Area and Scheduled Ancient Monument. There would also be a need for an archaeological evaluation, a tree survey, wildlife surveys and a potential need for a contaminated land report. The site has potential for co-ordinated development linked to two adjoining sites (ref. HOD010 and HOD011), the former providing a potential access.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes- part of a coordinated scheme, linked to HOD010 and HOD011
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Hodnet: Submission

Site Ref: HOD010	Site Name: Land off Station Road
Size (ha)	1.11 ha
Indicative capacity	30
General location	Centre of village, east of Shrewsbury St and north of Station Road.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agricultural. Part grazing, part arable.
Topography	Flat at northern end then slopes down towards Station Road.
Adjoining land uses and boundary features	Residential development to west bounded by strong mature hedgerow with footpath running alongside north/south. Agricultural land continues to east with no current boundary to site. To south land is bounded by watercourse then land beyond becomes flatter and appears to have been left fallow.
Local highway capacity/ constraints	Access and cycle - Access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	Place Plan 2013-14 <i>Wastewater treatment capacity</i> An assessment of the effect on the Wastewater Treatment Works has been made based on revised levels of development with delivery spread evenly over the Plan period. Whilst there is limited hydraulic capacity at the Works, there are no known physical constraints that would prevent additional capacity being provided at the Works.
Inherent landscape character²	Not included within NSLSCS. Attractive open site which provides views of countryside from Station Road. Well defined mature hedgerow between western boundary and the existing village.
Planning history or designations	Site is allocated in the North Shropshire Local Plan for housing development. The site adjoins the Hodnet conservation area. Land immediately to the south of the site was designated as an open area in North Shropshire Local Plan. Planning applications submitted (13/03452/FUL as a resubmission of 12/01818/FUL which was refused) for 44 dwellings. Pending consideration.
Land ownership, land agreements and delivery statements	Site promoted.
Access to services/employment areas	In centre of large village with good range of local facilities.
Other constraints	None identified
General site related benefits	
Transport and Highways related benefits	Site to provide access to HOD009 and HOD011 through provision of a new access off Station Road
Strategic fit	Part of a coordinated residential scheme with HOD009 and HOD011
Other relevant information	Site is allocated for residential development in North Shropshire Local Plan. Development was to be co-ordinated with allocated housing sites to north. Key development guidelines state: "Development of approximately 30 dwellings at low density to be served by a new access off Station Road, subject to the provision of a village green fronting Station Road, the

Hodnet: Submission

	enhancement of the public footpath (no. 6) which runs along the back of existing properties and the provision of a footway between the new road junction at Station Road and Shrewsbury Street. Sustainable drainage techniques should be used for the disposal of surface water from the site and any discharge of surface water to any water course should be limited by on site storage if necessary.”
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a Conservation Area Possible impact on setting of Conservation Area.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees) ▪ Reptiles Potential environmental network enhancement.
Trees	No significant tree of hedgerow 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. 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	<p><i>Issues and Options</i></p> <p>A number of residents have supported the allocation of land to the north east of the village to the south east of Drayton Road. There is also support for the development of existing housing allocations within the village. Many residents have stated that they do not wish to see new housing allocations in Hodnet.</p> <p><i>Preferred Options</i></p> <p>A small majority (of one) were against the development of land off Station Road (HOD010). Issues raised were the proposed density, disruption to residents of Abbots Way, loss of open space, views and agricultural land.</p> <p><i>Revised Preferred Options</i></p> <p>Some concerns were raised about the proposed allocation of land at Station Road</p> <p><i>Final Plan</i></p> <p>Whilst previous concerns have been raised about allocation of the site, it forms part of a coordinated development of two adjacent disused sites to be accessed via low</p>
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Hodnet: Submission

	density greenfield development off Station Road. 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	Nothing specific to this site

Site Assessment Summary

The site is agricultural land located close to the centre of the village to the east of Shrewsbury Street and north of Station Road. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. The southern half of the site scores positively for access to the primary school as it is within 480 metres or 10 minutes' walk. The site is also within walking distance of amenity space, the children's play area and recreation area. The site adjoins Hodnet Conservation Area and is close to a scheduled ancient monument. It scores negatively on agricultural land quality as approximately the southern third is grade 2 quality and the rest grade 3.

The site is within the development boundary and was allocated for housing development in the North Shropshire Local Plan. However, development proposals would need to take into account impact on the setting of the Conservation Area. There will also be a need for wildlife surveys prior to development. The site has potential for co-ordinated development linked to two nearby sites in the centre of the village, to the north (ref. HOD009 and HOD011). This site could provide potential access which would allow the redevelopment of two previously developed sites which are now unused. It could provide an opportunity for the enhancement of the public footpath which crosses the site and the provision of a village green to the south, off Station Road.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes- part of a coordinated scheme, linked to HOD009 and HOD011
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Hodnet: Submission

Site Ref: HOD011	Site Name: Shrewsbury Street Farm
Size (ha)	0.29 ha
Indicative capacity	10
General location	Centre of village, to east of Shrewsbury Street
Brownfield or Greenfield	Former farm.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Disused farm. Buildings cleared. Site not in use and very overgrown
Topography	Mounds around edge of site, covered with vegetation.
Adjoining land uses and boundary features	The site is within the centre of the village to the rear of a row of traditional cottages which front onto Shrewsbury Street Land to the north is an overgrown disused site, allocated for housing development (as is this site). Mature trees within site and to southern boundary.
Local highway capacity/ constraints	Access and cycle - Access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	Place Plan 2013-14 <i>Wastewater treatment capacity</i> An assessment of the effect on the Wastewater Treatment Works has been made based on revised levels of development with delivery spread evenly over the Plan period. Whilst there is limited hydraulic capacity at the Works, there are no known physical constraints that would prevent additional capacity being provided at the Works.
Inherent landscape character²	The site was not assessed in the NSLSCS. The site is a former farm although the buildings have been cleared and it is now very overgrown. The site is not visible in the wider landscape.
Planning history or designations	Site is allocated in the North Shropshire Local Plan for housing development. The site is within the Hodnet conservation area. Site has had pp for residential use in the past, now lapsed. Planning application submitted (13/03452/FUL as a resubmission of 12/01818/FUL which was refused) for 44 dwellings. Pending consideration.
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment areas	In centre of large village with good range of local facilities.
Other constraints	Abbots Way is narrow lane and unlikely to be suitable to serve more development. Alternative access likely to be preferable.
General site related benefits	
Transport and Highways related benefits	New access off Station Road
Strategic fit	Part of a coordinated residential scheme with HOD010 and HOD011
Other relevant information	Site is allocated for residential development in North Shropshire Local Plan. Development was to be co-ordinated with allocated housing sites to the south. Key development guidelines state "Development of 10 terraced dwellings".

Hodnet: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM and within a Conservation Area. Impact on the character of the Conservation Area needs to be considered and possible setting issues for SAM. Site situated within medieval historic core of Hodnet - 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) ▪ Reptiles Potential environmental network enhancement.
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	<p><i>Issues and Options</i></p> <p>A number of residents have supported the allocation of land to the north east of the village to the south east of Drayton Road. There is also support for the development of existing housing allocations within the village. Many residents have stated that they do not wish to see new housing allocations in Hodnet.</p> <p><i>Preferred Options</i></p> <p>There was majority support for the allocation of the site although some concerns were raised in relation to the Conservation Area and the impact on tranquillity and wildlife.</p> <p><i>Revised Preferred Options</i></p> <p>There was majority support for the site although concerns were raised about the density and layout of development which can be addressed through the planning application process. Development will also need to have regard to the Conservation Area status in accordance with national and local policy.</p> <p>Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.</p>
Statutory bodies responses to date	Nothing specific to this site

Hodnet: Submission

Site Assessment Summary

The site is located in the centre of the village and is the site of a disused farm. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, landscape sensitivity and flood risk. It scores negatively on access to the village primary school as it is further than 480 metres or 10 minutes' walk. The site is within 10 minutes' walk of the children's play area and recreation area. It is within the Hodnet Conservation Area and close to a scheduled ancient monument and a former landfill site.

The site is within the development boundary and was allocated for housing development in the North Shropshire Local Plan. However, development proposals would need to take into account impact on the Conservation Area and Scheduled Ancient Monument. There will be a need for wildlife surveys and also for an archaeological evaluation prior to submission of an application for development. The site has potential for co-ordinated development linked to two nearby sites (ref. HOD009 and HOD010), the latter providing a potential access

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes- as part of a coordinated scheme, linked to HOD009 and HOD010
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Hodnet: Submission

Site Ref: HOD012/10	Site Name: Land south of Western House
Size (ha)	0.36 ha
Indicative capacity	3
General location	Eastern end of village off Station Road
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes, site within MSA. Sand and gravel - superficial.
Current use	Garden land, workshop
Topography	Flat
Adjoining land uses and boundary features	Residential and employment use to west. Large garden to east. A large number of mature trees both within and bounding site.
Local highway capacity/ constraints	Access acceptable Cycle - Access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	
Inherent landscape character²	Low density development close to site. Site not visible in wider landscape. Trees dominate character of site.
Planning history or designations	No recent planning history.
Land ownership, land agreements and delivery statements	Promoted for inclusion within development boundary.
Access to services/employment areas	On edge of large village with good range of local facilities.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant information	Part of the site is former railway.

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.
Trees	Trees will be major design constraint
Environmental Health	No comments received.
Drainage:	There is no watercourse in or within 50m of the site boundary. No watercourse

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Watercourse flooding	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 within 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 medium risk of groundwater flooding (between 25 and 50% 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	A number of residents have supported the allocation of land to the north east of the village to the south east of Drayton Road. There is also support for the development of existing housing allocations within the village. Many residents have stated that they do not wish to see new housing allocations in Hodnet. 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 on the eastern edge of the village and comprises garden land and a workshop. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to open space, landscape sensitivity, flood risk and part of the site is a disused railway line. It scores negatively on access to the primary school as it is more than 480 metres or 10 minutes' walk.

There are a large number of trees within the eastern part of the site which would require a tree survey. Wildlife surveys would also be required. There is medium risk of groundwater flooding, between 25% and 50% of the site having been recorded as susceptible. Whilst there was some support for the allocation of land elsewhere in the village, many residents stated that they do not wish to see further housing in the village other than those that have already been allocated for development.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Hodnet: Submission

Site Ref: HOD013/10	Site Name: Land to east of Websters Lane
Size (ha)	1.36 ha
Indicative capacity	5
General location	Eastern end of village off Station Road
Brownfield or Greenfield	Part greenfield, part developed.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes, site within MSA. Sand and gravel - superficial.
Current use	Mainly residential, some employment interspersed with some open land
Topography	Flat
Adjoining land uses and boundary features	Websters Lane to west. Open field to south, part of which is included within the proposed site, bounded by post and wire fence. Mature trees on east of site.
Local highway capacity/ constraints	Access acceptable Cycle - Access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	
Inherent landscape character²	Low density development within to site. Open areas within site not visible in wider landscape. Trees dominate character of site
Planning history or designations	Planning permission for single dwelling granted within site approximately 10 years ago (now built). Promoters point out this was permitted outside development boundary
Land ownership, land agreements and delivery statements	
Access to services/employment areas	On edge of large village with good range of local facilities.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant information	Promoter states that there has been permission for commercial use in past, but that this use is now unsuitable due to Station Road having become a no through road since construction of bypass and any traffic would have to access area through village.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received.
Biodiversity	Houses. 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 and buildings) ▪ Reptiles Potential environmental network enhancement.

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Trees	Major tree constraints on eastern half of site requires tree survey
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 within 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 medium risk of groundwater flooding (between 25 and 50% 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	A number of residents have supported the allocation of land to the north east of the village to the south east of Drayton Road. There is also support for the development of existing housing allocations within the village. Many residents have stated that they do not wish to see new housing allocations in Hodnet. 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 on the eastern edge of the village and consists of some existing residential development, employment and open land. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to open space, landscape sensitivity, flood risk and part of the site is a disused railway line. It scores negatively on access to the primary school as it is more than 480 metres or 10 minutes' walk.

There are a large number of trees within the eastern part of the site which would require a tree survey. Wildlife surveys would also be required. There is medium risk of groundwater flooding, between 25% and 50% of the site having been recorded as susceptible. Whilst there was some support for the allocation of land elsewhere in the village, many residents stated that they do not wish to see further housing in the village other than those that have already been allocated for development.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Hodnet: 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.