

Market Drayton: Submission

Summary Sheet: Stage 1 Assessment

Settlement: Market Drayton

Housing Sites:

Site Ref	Site Name	Stage 2	Comments
MD001	Land at Cheshire Street	No	Site below size threshold
MD002	Land off Adderley Road	Yes	Also assessed as ELR025
MD003	Land at Sych Farm	Yes	
MD004	Haulage Yard, Newcastle Road	Yes	
MD005	Land Adjoining Betton Road	Yes	
MD006	Land Adjacent West of Adderley Road	Yes	
MD007	Common Pitts Farm, Shrewsbury Road	No	Site u/c
MD008	Land Adjacent to Kirkridge, Shrewsbury Road	Yes	Also assessed as part of ELR026
MD009	Land Adjacent to Cross Hays, Shrewsbury Road	No	Not promoted. Also assessed as part of ELR026
MD010	Land off Greenfields Lane	Yes	
MD011	Land off Cheshire Street	No	Not promoted
MD012	34-36 Stafford St through to High St	No	pp
MD013	Brooklyn House	No	pp
MD014	Cricket Club, Betton Road	No	Not promoted
MD015	Former Medical Centre, Cheshire Street	No	Site has been developed (res/retail)
MD016	77-83 Shropshire Street	No	Site below size threshold
MD017	Land adjacent to Gwendaron, Kilnbank Road	No	pp
MD018	Land off Kilnbank Road (north)	No	Not promoted
MD019	Draycott, Bartons Lane	No	Site below size threshold
MD020	Car Sales Area, Salisbury Road	No	Site below size threshold
MD021	Land off Phoenix Bank	No	Not promoted
MD022	Land off Kilnbank Road (south)	No	Not promoted
MD023	Land rear of Coach and Horses, Shropshire Street	No	Site below size threshold
MD024	Factory Site off Milton Drive	No	Site within Flood zone 3
MD025	Land Rear of Salopian Star, Stafford	No	Site below size threshold

Market Drayton: Submission

Site Ref	Site Name	Stage 2	Comments
	Street		
MD026	The Lodge, 67 Alexandra Road	No	Site has been developed
MD027	Pet Market, Shrewsbury Road	No	Site below size threshold
MD028	East of Farcroft Meadows	Yes	
MD029	West of Longslow Road	No	Under construction
MD030	Land off Rush Lane	Yes	
MD031/09	Five Ways	Yes	Almost half site within flood zone 3
MD032/09	Long Meadow Farm	Yes	
MD033/09	Rush Lane Nurseries	No	Site within Flood zone 3
MD034/09	Land off Quarry House Lane	Yes	
MD035/09	Longford Turning	Yes	
MD036/09	Land Adjacent to the Old Dairy	Yes	
MD037/09	Land Adjacent to Autumn Vale	No	Site below size threshold
MD038/09	Land south of Newtown Leys	No	Majority of site within Flood zone 3 taking remainder to below size threshold
MD039	Land northeast of Livestock Market	Yes	Also assessed as ELR023
MD040	Land to north of A53 and west of Maer Lane	Yes	Also assessed as ELR024
MD041	Land at Victoria Farm	Yes	
MD042	Land Adjacent to Westways	Yes	Also assessed as ELR025
MD043	Land south of Brambleside	Yes	Below size threshold but adjoins MD044 so could be considered in conjunction
MD044	Land off Flash Lane	Yes	
MD045	Land off Greenfields Lane	Yes	
MD046	Land at Fordhall Farm	No	Also assessed as ELR080
MD047	Land West of Sych Farm	Yes	
MD048	Land at Newcastle Road	Yes	

Market Drayton: Submission

Employment Sites:

Site Ref	Site Name	Stage 2	Comments
ELR023	Land at Sych Farm (phase2) north of A53 bypass	Y	<i>(part of MD039)</i>
ELR024	Land at Victoria Farm, off Maer Lane (north)	Y	<i>(MD040)</i>
ELR025	Land adj. Westways, Adderley Rd (north)	Y	<i>(MD002 & MD042)</i>
ELR026	Land west & east of Tern Valley (North), between Shrewsbury Road & A53	Y	<i>(MD008 & MD009- employment site larger than MD009 and smaller than MD008)</i>
ELR080	Land at Fordhall Farm	N	<i>MD046</i>

Market Drayton: Submission

Stage 1 Site Assessment: *Market Drayton*

Site ref: MD001		Site Name: Land at Cheshire Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.15 ha but lies within larger site MD011
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

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

Market Drayton: Submission

Site ref: MD002		Site Name: Land off Adderley 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	Close to development boundary (although on opposite side of road and bypass). Identified on GIS as potential employment site (not allocated). Adjoins MD042
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

Market Drayton: Submission

Site ref: MD003		Site Name: Land at Sych 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 has pp for conversion to 6 dwellings Ref 09/01355/FUL. Not started.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within development boundary. Within allocated employment area in NSLP. Adjoins MD040 to east.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	Small area of site at A53 end within Zone 3a and 3b (less than 10%)
9	Site not currently promoted	N	Site promoted

Recommendation: Progress to Stage 2

Market Drayton: Submission

Site ref: MD004		Site Name: Haulage Yard, Newcastle 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	Within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

Recommendation: Progress to Stage 2

Market Drayton: Submission

Site ref: MD005		Site Name: Land Adjoining Betton 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	Outside but close to development boundary, although on opposite side of A53 bypass. Adjoins MD041
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

Market Drayton: Submission

Site ref: MD006		Site Name: Land Adjacent to West of Adderley 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	North eastern tip within development boundary. Remainder outside. South western part of site adjoins MD030
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

Market Drayton: Submission

Site ref: MD007		Site Name: Common Pits Farm, Shrewsbury 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	Y	Site has pp ref 10/03698/FUL for 6 dwellings under construction
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within 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	

Recommendation: *not progressed to Stage 2 assessment.* **Under construction**

Market Drayton: Submission

Site ref: MD008		Site Name: Land Adjacent to Kirkridge, Shrewsbury 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	Within development boundary. Identified as potential employment site but not allocated in NSLP
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

Market Drayton: Submission

Site ref: MD009		Site Name: Land Adjacent to Cross Hays, Shrewsbury 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	Southern part of site has outline pp for 3 dwellings (NS2009/00221). Western part of site included in employment allocation 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 and identified as potential employment 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	Y	Site not promoted

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

Market Drayton: Submission

Site ref: MD010		Site Name: Land off Greenfields 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	The greenfield western part of the site is promoted (0.5 ha)

Recommendation: Progress to Stage 2

Market Drayton: Submission

Site ref: MD011		Site Name: Land off Cheshire 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	Site includes most of MD001 (which on its own is below threshold) within it. Site has had outline pp for 14 dwellings in past – now lapsed
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Site not promoted

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

Market Drayton: Submission

Site ref: MD012		Site Name: 34-36 Stafford St through to High St	
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	Southern part of site has pp for 14 dwellings (10/00968) – approx 25% of site. MD relief road phase 3 will run through site
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	Not formerly promoted but site for Inner Relief Road

Recommendation: *not progressed to Stage 2 assessment.* **Committed site**

Market Drayton: Submission

Site ref: MD013		Site Name: Brooklyn 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	Site has pp (10/03960 and NS2007/02360) (total of 5 dwellings)
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Site not promoted

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

Market Drayton: Submission

Site ref: MD014		Site Name: Cricket Club, Betton 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	Within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Site not promoted

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

Market Drayton: Submission

Site ref: MD015		Site Name: Former Medical Centre, Cheshire 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	Y	Site completed 2009/10. Retail units and 14 residential apartments.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	

Recommendation: *not progressed to Stage 2 assessment.* **Site has been developed**

Market Drayton: Submission

Site ref: MD016		Site Name: 77-83 Shropshire Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.078 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Site has pp (NS/09/70004/FUL) for shop front alts and CoU of 1 st floor storage to flat. Not started.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Site not promoted

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

Market Drayton: Submission

Site ref: MD017		Site Name: Land adjacent to Gwendaron, Kilnbank 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	Y	Site has pp for 4 dwellings (NS/09/00102) not commenced.
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	

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

Market Drayton: Submission

Site ref: MD018		Site Name: Land off Kilnbank Road (north)	
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 adjoins MD022 to south
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Not promoted

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

Market Drayton: Submission

Site ref: MD019		Site Name: Draycott, Bartons Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.124 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	6 dwellings completed 2008 (NS/06/01046)
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Not promoted

Recommendation: *not progressed to Stage 2 assessment.* Site below size threshold and residential development completed

Market Drayton: Submission

Site ref: MD020		Site Name: Car Sales Area, Salisbury Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.141 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Not promoted

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

Market Drayton: Submission

Site ref: MD021		Site Name: Land off Pheonix Bank	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	Approx a third of site to north and east within Zone 3b
9	Site not currently promoted	Y	Not promoted

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

Market Drayton: Submission

Site ref: MD022		Site Name: Land off Kilnbank Road (south)	
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 adjoins MD018 to north. No direct access to road network.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Not promoted

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

Market Drayton: Submission

Site ref: MD023		Site Name: Land rear of Coach and Horses, Shropshire Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.025 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	Y	Not promoted

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

Market Drayton: Submission

Site ref: MD024		Site Name: Factory site off Milton Drive	
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	Y	Vast majority of site within Zone 3b, small area to southeast in 3a. Access to site and its frontage is only part outside flood zone
9	Site not currently promoted	Y	Not promoted

Recommendation: *not progressed to Stage 2 assessment.* **Site within Flood Zone 3**

Market Drayton: Submission

Site ref: MD025		Site Name: Land to rear of Salopian Star, Stafford Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.03 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	Y	Not promoted

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

Market Drayton: Submission

Site ref: MD026		Site Name: The Lodge, 67 Alexandra 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	Y	16 dwellings completed 2010
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Not promoted

Recommendation: *not progressed to Stage 2 assessment.* Residential development completed.

Market Drayton: Submission

Site ref: MD027		Site Name: Pet Market, Shrewsbury Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.13 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Site has pp (NS/08/01409) for 9 dwellings – not started.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Not promoted

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

Market Drayton: Submission

Site ref: MD028		Site Name: East of Farcroft Meadows	
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 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 MD030 to north
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
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

Market Drayton: Submission

Site ref: MD029		Site Name: West of Longslow 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	Y	Site largely complete 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	Within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Not promoted

Recommendation: *not progressed to Stage 2 assessment.* **Development under construction**

Market Drayton: Submission

Site ref: MD030		Site Name: Land off Rush Lane, Market Drayton	
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 eastern boundary of site adjoins development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	Part of site to northern end is in Flood Zone 3 (approx 15%)
9	Site not currently promoted	N	Site promoted

Recommendation: Progress to Stage 2

Market Drayton: Submission

Site ref: MD031/09		Site Name: Five Ways, Market Drayton	
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	Close to development boundary to north and north west of site.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
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	Almost half site to east and south within Flood Zone 3
9	Site not currently promoted	N	Site promoted

Recommendation: Progress to Stage 2

Market Drayton: Submission

Site ref: MD032/09		Site Name: Long Meadow Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site close to development boundary to south east, albeit on opposite side of A53 bypass. Adjoins MD033/09 to north east, MD030 to east (over bypass) and MD029 to south (over bypass)
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	North and west boundaries of site fall within Flood Zone 3 (approx 10% of site)
9	Site not currently promoted	N	Site promoted

Recommendation: Progress to Stage 2

Market Drayton: Submission

Site ref: MD033/09		Site Name: Rush Lane Nurseries	
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.	?	Not close to existing development boundary, but if other adjacent sites were allocated (eg MD030), it would be better related. Also adjoins MD032/09
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	Y	Site wholly within Flood Zone 3
9	Site not currently promoted	N	Site promoted

Recommendation: *not progressed to Stage 2 assessment.* **Wholly within Flood Zone 3**

Market Drayton: Submission

Site ref: MD034/09		Site Name: Land off Quarry House 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	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

Recommendation: Progress to Stage 2

Market Drayton: Submission

Site ref: MD035/09		Site Name: Longford Turning	
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

Recommendation: Progress to Stage 2

Market Drayton: Submission

Site ref: MD036/09		Site Name: Land Adjacent to the Old Dairy	
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 adjacent to development boundary to north
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
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	About ¾ site within Flood Zone 3
9	Site not currently promoted	N	Site promoted

Recommendation: Progress to Stage 2

Market Drayton: Submission

Site ref: MD037/09		Site Name: Land Adjacent to Autumn Vale	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.1988 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	Adjoins development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	Southern end of site within Flood Zone 3
9	Site not currently promoted	N	Site promoted

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

Market Drayton: Submission

Site ref: MD038/09		Site Name: Land south of Newtown Leys	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	2.06 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	Adjoins development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	Y	Approx 2/3 site within Flood Zone 3 which would take it below size threshold
9	Site not currently promoted	N	Site promoted

Recommendation: *not progressed to Stage 2 assessment.* Majority of site within Flood Zone taking remainder below size threshold

Market Drayton: Submission

Site ref: MD039		Site Name: Land northeast of Livestock Market	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjoins development boundary to west and MD040 to south east. Identified as potential employment
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

Market Drayton: Submission

Site ref: MD040		Site Name: Land to north of A53 and west of Maer Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjoins development boundary and MD039. Identified as potential employment
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

Market Drayton: Submission

Site ref: MD041		Site Name: Land at Victoria Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjoins development boundary albeit on opposite side of bypass.
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

Market Drayton: Submission

Site ref: MD042		Site Name: Land Adjacent to Westways	
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	Close to development boundary (although on opposite side of road and bypass). Identified on GIS as potential employment site (not allocated). Adjoins MD002
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

Market Drayton: Submission

Site ref: MD043		Site Name: Land south of Brambleside	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.154 ha. Below size threshold, but adjoins MD044
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjoins development boundary and adjacent to MD044 to south
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

Recommendation: Progress to Stage 2 in conjunction with MD044

Market Drayton: Submission

Site ref: MD044		Site Name: Land off Flash Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.259 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	Does not adjoin development boundary but located immediately south of MD043 which does adjoin development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

Recommendation: Progress to Stage 2

Market Drayton: Submission

Stage 1 Site Assessment: *Market Drayton*

Site ref: MD045		Site Name: Greenfields 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 is in use as recreation so replacement facility would be required
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjoins development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	Part of site within Flood Zone 3
9	Site not currently promoted	N	Promoted

Recommendation: Progress to Stage 2

Market Drayton: Submission

Stage 1 Site Assessment: *Market Drayton*

Site ref: MD046		Site Name: Land at Fordhall Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjoins development boundary although it is not well related in terms of housing it is close to existing employment (Mullers/Culina).
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	Shropshire Wildlife Site at Tern Valley approx 50m to east.
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Promoted as employment site

Recommendation: No not Progress to Stage 2

Market Drayton: Submission

Stage 1 Site Assessment: Market Drayton

Site ref: MD047sd		Site Name: Land West of Sych Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	3.82ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: Site progressed to Stage 2 assessment

Market Drayton: Submission

Stage 1 Site Assessment: Market Drayton

Site ref: MD048sd		Site Name: Land at Newcastle Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	3.81ha
2	Site developed, or under construction or permission has been granted but not yet implemented		
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	Directly adjacent to 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	Flood Zone 1
9	Site not currently promoted ¹	N	

Recommendation: *Site progressed to Stage 2 assessment.*

Market Drayton: Submission

Housing Sites Assessment: Stage 2a

Site ref: MD002		Site Name: Land off Adderley Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Within 480m of amenity green space and children's play area but would need to cross bypass to access it.
	▪ 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	-	0	
	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	

Market Drayton: Submission

Site ref: MD002		Site Name: Land off Adderley Road		
	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	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	Not industrial/contaminated

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD003		Site Name: Land at Sych 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:			Within 480m of amenity green space and children's play area but would need to cross bypass to access it
	▪ 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	-	0	
	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	

Market Drayton: Submission

Site ref: MD003		Site Name: Land at Sych Farm		
	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	-	-	Small part of site within Flood Zone 3, part also within Flood Zone 2. Approx 80% Flood Zone 1
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Dismantled railway passes through site (north to south)

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD004		Site Name: Haulage Yard, Newcastle 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	-/+	-	Bus route passes site but bus stop further
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	-	0	Within urban area
	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	

Market Drayton: Submission

Site ref: MD004		Site Name: Haulage Yard, Newcastle Road		
	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	-	2/3 site within 300m of Shropshire Union Canal (Market Drayton) conservation area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Shown within Grade 3 area but site is brownfield within urban area
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	Not industrial/contaminated

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD005		Site Name: Land Adjoining Betton 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	-/+	+	South eastern edge of site adjoins bus route
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:			Majority of site within 480m of amenity green 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	-	+	Low
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Market Drayton: 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	-	Western end of site within 300m of conservation area, approx 15% of site
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Eastern end of site within 250m of wildlife site, approx 5% of site
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	Not industrial/contaminated

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD006		Site Name: Land Adjacent West of Adderley Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			Adjoins outdoor sports facility
	▪ 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	-	0	No information
	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	

Market Drayton: Submission

Site ref: MD006		Site Name: Land Adjacent West of Adderley Road		
	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
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	Not industrial/contaminated

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD008		Site Name: Land adjacent to Kirkridge, Shrewsbury 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	-/+	+	Bus stop on 5 or more service route adjoins site
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	No information
	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	

Market Drayton: Submission

Site ref: MD008		Site Name: Land adjacent to Kirkridge, Shrewsbury Road		
	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	-	Within 250m of wildlife site
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	Dismantled railway line shown on northern boundary but follows line of bypass

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD010		Site Name: Land off Greenfields 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	-/+	+	Southern tip of site within 480m of primary school
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:			Majority of site within 480m of park, wholly within 480m of amenity green space and children's play area
	▪ 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	-	0	No information
	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	

Market Drayton: Submission

Site ref: MD010		Site Name: Land off Greenfields Lane		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	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 – although part of site is currently in industrial use
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	+	Western part previous sand and gravel quarrying (the agric part), eastern part factory. Dismantled railway adjoins site to south

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD028		Site Name: East of Farcroft Meadows		
	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:			Adjoins outdoor sports facility to north
	▪ 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:			Majority of site (approx 1/3) within 580m of park. Site wholly within 480m of amenity green space and children's play area
	▪ 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	-	0	No info
	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	

Market Drayton: Submission

Site ref: MD028		Site Name: East of Farcroft Meadows		
	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
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Unknown filled ground – pond, marsh, stream etc

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD030		Site Name: Land off Rush Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Approx half site on southern end
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			Adjoins 2 outdoor sports areas and 2 amenity green spaces
	▪ 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	-	0	No info
	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	

Market Drayton: Submission

Site ref: MD030		Site Name: Land off Rush Lane		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	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	-	-	Part of site
	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	

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD031/09		Site Name: Five ways		
	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:			Adjoins Tern Valley
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Market Drayton: Submission

Site ref: MD031/09		Site Name: Five ways		
	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	-	Majority of site within 300m of conservation area and all of site within 300m of a Registered Park or Garden
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Within buffer zone of Wildlife site
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	-	-	Part of site within Flood Zone 3 and almost all site within Flood Zone 2
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	South Grade 4 north classified as non ag
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	

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD32/09		Site Name: Long Meadow 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	-/+	+	Approx a third of site within buffer zone, but need to cross bypass to get to route
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:			Majority of site within 480m of amenity green space and children's play area but need to cross bypass
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Market Drayton: Submission

Site ref: MD32/09		Site Name: Long Meadow Farm		
	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	-	-	North of site 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	

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD034/09		Site Name: Land off Quarry House 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	-	0	No info
	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	

Market Drayton: Submission

Site ref: MD034/09		Site Name: Land off Quarry House Lane		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0		
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	-	One within boundary 2 others close to site
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
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	

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD035/09		Site Name: Longford Turning		
	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:			Most of site close to children's play area and part (less than half) close to young people's recreation facility. Tiny part of site to north east within amenity green space zone.
	▪ a local park or garden	-/+	0	
	▪ an area of natural and semi-natural open space	-/+	0	
	▪ an amenity green-space	-/+	0	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	0	No info
	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	

Market Drayton: Submission

Site ref: MD035/09		Site Name: Longford Turning		
	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	-	Wildlife site within 250m of the southern part of site
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	+	Unknown filled ground (pond, marsh, stream etc)

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD036/09		Site Name: Land Adjacent to the Old Dairy		
	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	

Market Drayton: Submission

Site ref: MD036/09		Site Name: Land Adjacent to the Old Dairy		
	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	-	Site within 300m of a Conservation Area and also within 300m of a Registered Park or Garden
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Less than 250m from Wildlife site
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	-	-	Over half within Flood Zone 3 and most within Zone 2
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Most classed as urban, southern part Grade 4
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD039		Site Name: Land to north east of Livestock Market		
	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	-	0	Moderate
	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	

Market Drayton: Submission

Site ref: MD039		Site Name: Land to north east of Livestock Market		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Dismantled railway on two boundaries

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD040		Site Name: Land north of A53 and west of Maer 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	-/+	+	Within 480m but site is across bypass
2	Primary school within 480m of site boundary	-/+	+	Southeast corner 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:			Most of site within 480m of amenity green space. South eastern corner within 480m of children's play area. Also adjoins canal.
	▪ 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	-	0	Moderate
	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	

Market Drayton: Submission

Site ref: MD040		Site Name: Land north of A53 and west of Maer Lane		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Dismantled railway on north west boundary

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD041		Site Name: Land at Victoria 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	-/+	+	Most of site within zone, but across bypass
2	Primary school within 480m of site boundary	-/+	+	Approx 20% of site within zone but across bypass
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:			Within amenity green space zone and half of site within children's play area zone but need to cross bypass
	▪ 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	-	0	North west moderate, south east (just under half) low
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Market Drayton: Submission

Site ref: MD041		Site Name: Land at Victoria Farm		
	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	-	Shropshire Union Canal (Market Drayton) conservation area within 300m
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	-	Approx 25% Grade 2 (north east). Rest is Grade 3.
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD042		Site Name: Land Adjacent to Westways		
	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:			Within amenity green space and children's play area zones but need to cross bypass
	▪ 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	-	0	Moderate
	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	

Market Drayton: Submission

Site ref: MD042		Site Name: Land Adjacent to Westways		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD043		Site Name: Land south of Brambleside		
	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	-	0	No info
	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	

Market Drayton: Submission

Site ref: MD043		Site Name: Land south of Brambleside		
	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	Group TPO immediately to east
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Urban area
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Within buffer zone of historic landfill site (poss sewage works)
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	

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD044		Site Name: Land off Flash 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:			Adjoins area of natural or semi-natural open space
	▪ 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	-	+	Low
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Market Drayton: Submission

Site ref: MD044		Site Name: Land off Flash Lane		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	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	Group TPO immediately to east
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Part urban area, part Grade 4
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Within buffer of previous landfill site (poss sewage works)
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	+	Previous sand and gravel quarry

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref:MD045		Site Name: Land off Greenfields 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	-/+	0	Southern half of site only
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			Outdoor sports facility
	▪ 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	-	0	No info
	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	

Market Drayton: Submission

Site ref:MD045		Site Name: Land off Greenfields Lane		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	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	-	-	Part of site in vicinity of brook within Flood Zone 3 and 2
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Not agricultural
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD047sd		Site Name: Land West of Sych 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 young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	Moderate
	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	

Market Drayton: Submission

Site ref: MD047sd		Site Name: Land West of Sych Farm		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: Market Drayton

Site ref: MD048		Site Name:		
	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	-/+	-	Bus route passes site but bus stop further
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	-	0	Adjacent to urban area
	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	

Market Drayton: Submission

Site ref: MD048		Site Name:		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	within 300m of Shropshire Union Canal (Market Drayton) conservation area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	Not industrial/contaminated

Market Drayton: Submission

Housing Sites Assessment: Stage 2b

Site Ref: MD002		Site Name: Land off Adderley Road	
Size (ha)	4.54		
Indicative capacity	Indicative dwellings – 136. Possible employment potential.		
General location	North. Far side of bypass, but close to employment area.		
Brownfield or Greenfield	Greenfield		
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Approx 80% of site within MSA – southern portion.		
Current use	Agriculture		
Topography	Fairly flat		
Adjoining land uses and boundary features	Site bounded by hedges, gappy in places and fencing. Mature trees within the hedgerows. Dwelling to south. Agricultural land surrounding elsewhere. A529 Audlem Road to north east, which is separated from site by verge with trees and footway. Business Park on opposite side of road. Southern tip adjoins A53.		
Local highway capacity/ constraints	Access not currently acceptable, maybe achievable if full site was developed		
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings) 		
Inherent landscape character²	NSLSS – medium/high landscape sensitivity, with medium/low capacity for housing and medium capacity for employment. Site clearly outside settlement boundary and is part of wider rural landscape.		
Planning history or designations	None.		
Land ownership, land agreements and delivery statements	Promoted.		
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment. However, this site is situated on the opposite side of the bypass from the town and the presence of the road forms a barrier to access to these facilities for pedestrians and cyclists. Close to Sych Farm employment area.		

Market Drayton: Submission

Other constraints	Road noise.
General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant information	Promoted for residential development although identified on GIS as potential employment allocation. Footway along road frontage. Wet area in centre of site at time of site visit.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees) ▪ Great crested newts (pond on site) ▪ 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 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 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). Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments received.
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Mullers expansion. 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.

Market Drayton: Submission

Site Assessment Summary

The site consists of two fields in agricultural use, located to the north of the town adjoining the A529 and north of the A53 bypass. The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. It scores negatively on access to public transport and primary school and on agricultural land quality which has been assessed as grade 3.

The site is separated from the rest of the town by the presence of the A53. There is a medium risk of groundwater flooding. There would be a need for wildlife surveys prior to any development. The site is close to the Sych Farm Business Park, but expansion of employment uses onto this site would open up a new area of countryside beyond the bypass for development, whereas additional employment growth could be accommodated off the existing site. On balance the site is not considered suitable for allocation for development.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Market Drayton: Submission

Site Ref: MD003	Site Name: Land at Sych Farm
Size (ha)	1.36
Indicative capacity	9
General location	North. Far side of bypass but adjoins employment area.
Brownfield or Greenfield	Farm buildings.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Farm.
Topography	Flat.
Adjoining land uses and boundary features	Bypass to south, business Park to north, public house to west, agricultural to east.
Local highway capacity/ constraints	Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	Although in use as farm, surrounding uses dominate and now give the site an urban character.
Planning history or designations	Site has pp for conversion to 6 dwellings Ref 09/01355/FUL. Not started. Within allocated employment area in NSLP.
Land ownership, land agreements and delivery statements	Promoted by agent for development including new build and conversion of barn.
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment. However, this site is situated on the opposite side of the bypass from the town and the presence of the road forms a barrier to access to these facilities for pedestrians and cyclists. Close to Sych Farm employment area.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant	Western part of site promoted for development of 9 live/work

Market Drayton: Submission

information	units with potential for further expansion of scheme to east.
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received.
Biodiversity	Buildings on site, some have permission for barn conversions. Field drain with potential for Water vole on site Water vole known to be close by. The following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees and buildings) ▪ Water vole ▪ Reptiles Within and adjacent to environmental network. Potential environmental network enhancement.
Trees	Limited tree constraints
Environmental Health	Land close to established industrial estate - potential for noise and light nuisance from estate activities - including early morning vehicle movements. AVOID
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. 5.86% of the site is in Flood Zone 3a.
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 high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments received.
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse- See north west area, map needs further modelling
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Müllers expansion. 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.

Market Drayton: Submission

Site Assessment Summary

The site is located to the north of the town adjacent to the A53 and Sych Farm employment area. This site already has an unimplemented planning permission for residential/commercial uses. The Stage 2a assessment (sustainability appraisal) scores negatively for access to public transport and primary school. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. A small part of the site is within Flood Zone 3 and also part is within Zone 2. A dismantled railway passes north south through the site. Overall, the site is judged to score poorly in the sustainability appraisal.

Part of the site has an existing permission for residential/commercial use. If further development were to be considered there would be a need for flood risk assessment and wildlife surveys. The Environmental Health team has expressed concern about potential for noise and light nuisance from industrial estate activities, including early morning vehicle movements. In the light of these concerns, it is not proposed to include further residential development on this site.

Conclusion

Potential windfall site	No, other than development already permitted.
Realistic site	No

Recommendation

Preferred option	No
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Market Drayton: Submission

Site Ref: MD004	Site Name: Haulage Yard, Newcastle Road
Size (ha)	0.23
Indicative capacity	6
General location	East. Within settlement.
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes. Mineral Safeguarding Area
Current use	Haulage Yard
Topography	Flat
Adjoining land uses and boundary features	Housing to east west and south. Bypass to north, screened by trees. Low wall to frontage and several tall trees surrounding. Well contained site.
Local highway capacity/ constraints	Access acceptable Cycle score - Access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	Landscape character fairly low as the site is in use as haulage and builders merchants, with some open storage visible from the road frontage. There are some trees around the site which help to soften the built character.
Planning history or designations	Within development boundary. No recent planning history.
Land ownership, land agreements and delivery statements	Site has been promoted by owner.
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment.
Other constraints	Noise issue from bypass.
General site related benefits	
Transport and Highways related benefits	
Strategic fit	

Market Drayton: Submission

Other relevant information	Land currently in use as haulage yard and builders merchants.
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of conservation area.
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) ▪ Reptiles Potential environmental network enhancement.
Trees	Development may have to take into consideration a couple of mature trees
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 1 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 high risk of groundwater flooding (between 50 and 75% 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 suitable for infiltration SUDS, but some consideration will need to be given to groundwater protection.
Countryside	No comments received.
Environment Agency	No comments received
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Mullers expansion. 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	

Market Drayton: Submission

Site Assessment Summary

The site is within the town development boundary. It 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	Yes. Although site currently in employment use, surrounding uses predominantly residential, site is within development boundary with existing access and likely to be suitable windfall site.
Realistic site	No. Potential windfall site within development boundary.

Recommendation

Preferred option	No. Potential windfall site within development boundary.
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Market Drayton: Submission

Site Ref: MD005	Site Name: Land Adjoining Betton Road
Size (ha)	2.05
Indicative capacity	61
General location	Northeast. Far side of bypass
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes. Mineral Safeguarding Area
Current use	Agriculture.
Topography	Flat
Adjoining land uses and boundary features	Field hedges with post and rail fencing to south. A public footpath runs adjacent to northern boundary (immediately to north of site). Bypass immediately to south with street lighting close to Newcastle Road junction into town.
Local highway capacity/ constraints	Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	Relatively low quality landscape with bypass in close proximity. To north landscape has parkland character. Mature ash tree within site with post and wire fencing crossing through site north/south. Storage of large mounds of soil and chipping close to site entrance.
Planning history or designations	Outside development boundary. Within Tern Valley Area of Special Environmental Interest in NSLP. No relevant planning history.
Land ownership, land agreements and delivery statements	Promoted by owner.
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment. However, this site is situated on the opposite side of the bypass from the town and the presence of the road forms a barrier to access to these facilities for pedestrians and cyclists.
Other constraints	

Market Drayton: Submission

General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant information	Noise from bypass.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of conservation area. Possible setting issues for Tunstall Hall park (non-designated heritage assets)
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 Within and adjacent to environmental network. 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	2.43% of the site is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% 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 suitable for infiltration SUDS, but some consideration will need to be given to groundwater protection.
Countryside	No comments received.
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Mullers expansion. 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.

Market Drayton: Submission

Site Assessment Summary

The site is greenfield land in agricultural use, located to the northeast of the town across the A53 bypass. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and landscape. None of the site is within flood zones 2 or 3. Whilst the majority of the site is within 480 minutes or 10 minutes' walk from amenity green space, there would be a need to cross the A53 to access it. The western end of the site is within 300m of the Shropshire Union Canal Conservation Area. It scores negatively on access to a primary school and on agricultural land quality which has been assessed as grade 3. A small part of the eastern end of the site is within 250m of a County Wildlife Site.

The site is separated from the rest of the town by the presence of the A53. There is a high risk of groundwater flooding and a small part of the site is also susceptible to surface water flooding. Development proposals may harm the setting of Tunstall Hall. There are also limited tree constraints and there would be a need for wildlife surveys prior to the commencement of any development. On balance the site is not considered suitable for allocation for development.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No. Located away from built up area of the town on far side of bypass, which acts as a clear edge to development in this part of the town.
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Market Drayton: Submission

Site Ref: MD006	Site Name: Land Adjacent West of Adderley Road
Size (ha)	0.70
Indicative capacity	15
General location	North
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes. Mineral Safeguarding Area
Current use	Agricultural grazing.
Topography	Flat
Adjoining land uses and boundary features	Residential/recreation. A53 bypass to north. Hedges with several mature oak trees to south. Post and rail fence to north with row of young ash trees planted along edge of bypass.
Local highway capacity/ constraints	Access not currently acceptable, maybe achievable if full site was developed Access via existing development Cycle score - Access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	Flat elongated site with mature oak trees on boundary.
Planning history or designations	No planning history. Outside development boundary. Adjoins designated recreation area to south.
Land ownership, land agreements and delivery statements	Ownership is WD Davies & Son, Longslow Farm. Agent is Barbers. Promoter projects rate of sale of 1.5 dwellings per month.
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment.
Other constraints	<p>Noise – Promoter proposes noise generated by adjacent A53 will need to be mitigated against, either through earth bund (as was done on West of Adderley Road site) or buffer area (as on West of Longslow Road site)</p> <p>Access - Promoter proposes access directly off A53, although alternative access may be necessary, possibly through the recent Adderley Road housing development</p>

Market Drayton: Submission

General site related benefits	
Transport and Highways related benefits	
Strategic fit	If Greenfields Sports Area (to south) is to be redeveloped/relocated there may be scope to incorporate this site and the land immediately to the south in the redevelopment scheme for the area. Unlikely to be able to access the site if adjoining areas are not developed.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees) ▪ Reptiles Adjacent to environmental network. 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 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). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received.
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Mullers expansion. 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.

Market Drayton: Submission

Site Assessment Summary

The site is located to the northern end of the town, between the A53 and the Greenfields Lane recreation area. The Stage 2a assessment (sustainability appraisal) scores the site positively for, amenity green space and children's play area and for flood risk, as none of the site is within floodzones 2 and 3. The site receives a negative score for access to public transport, primary school and agricultural land quality (grade 2).

There is currently no suitable access to the site. As the site adjoins the bypass there are noise issues which would need to be addressed if development were to be proposed. There is a medium risk of groundwater flooding. There are limited tree constraints. Wildlife surveys would be required prior to development.

The site is within a suitable location within bypass but due to access issues and surrounding uses it is unsuitable for development as stand-alone site. Future suitability will depend on the potential future development of adjoining land, which could provide access.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Market Drayton: Submission

Site Ref: MD008	Site Name: Land Adjacent to Kirkridge, Shrewsbury Road
Size (ha)	1.12
Indicative capacity	
General location	Southwest
Brownfield or Greenfield	Greenfield.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes. Mineral Safeguarding Area
Current use	Grazing.
Topography	Flat
Adjoining land uses and boundary features	Hedges to south and east and post and rail fencing elsewhere. Site forms triangle of land between bypass to north, Mullers roundabout to west and Shrewsbury Road to south. Neighbouring residential property to east is empty but recently sold (stc). Muller factory on opposite side of road to south.
Local highway capacity/ constraints	Access not currently acceptable, could would be easily achievebale based on development scale Cycle score - Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	Typical edge of town character. Low quality landscape. Area dominated by Müllers' factory, bypass and roundabout.
Planning history or designations	Within development boundary
Land ownership, land agreements and delivery statements	Site promoted.
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment.
Other constraints	Noise from bypass. Proximity to roundabout.
General site related benefits	Promoter points out that site is unsightly and attracts anti-social behaviour. It is visually prominent on the approach into the town and creates a negative image. Development would have the benefit of improving site.

Market Drayton: Submission

Transport and Highways related benefits	
Strategic fit	
Other relevant information	Site is already within development boundary so nothing to prevent development coming forward under existing policies.

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	Limited tree constraints
Environmental Health	Site sandwiched between 2 main roads and near established industrial site. Müllers' expansion planned on land to NW of roundabout - noise controls assessed as part of application were based on location of existing dwellings. New development in this location may not have sufficient protection from noise. AVOID
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	4.44 % of the site is susceptible to More Zone surface water flooding
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). Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments received.
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Müllers' expansion. 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	

Market Drayton: Submission

Site Assessment Summary

The site is located on the western approach to the town between the bypass and Müller dairy. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and on flood risk. It scores negatively on access to a primary school, any areas of open space or recreation and on agricultural land quality which is assessed as Grade 2. The site is however, separated from any wider areas of agriculture by the bypass and its agricultural value may be limited by this.

The site is near to the Tern Valley Business Park, which is an established industrial estate and directly opposite Müller dairy as well as adjoining the A53 and a roundabout junction. The Environmental Health Team has advised that residential development should not be considered it would not have sufficient protection from noise. In addition, Müllers' has planning permission for a further expansion of to the north of this site beyond the bypass. There is medium risk of groundwater flooding and a small part of the site is susceptible to surface water flooding. If development were proposed there would be a need for wildlife surveys. In view of the proximity to the Tern Valley Business Park and the A53 and noise associated with these, it is not proposed to allocate the site for development.

Conclusion

Potential windfall site	No, although site is within development boundary there are significant noise issues, from which new development may not have sufficient protection.
Realistic site	No.

Recommendation

Preferred option	No.

Market Drayton: Submission

Site Ref: MD010	Site Name: Land off Greenfields Lane
Size (ha)	1.25
Indicative capacity	38 (but likely to be developed in conjunction with other adjoining site/s)
General location	Central. North of town centre.
Brownfield or Greenfield	Mixed
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes. Mineral Safeguarding Area
Current use	Industrial unit on eastern part with associated yard and parking area and grazing land on western part.
Topography	Sloping down slightly from former railway.
Adjoining land uses and boundary features	Former railway (south and east), sports pitches (west), residential (north). Bounded by post and wire fencing.
Local highway capacity/ constraints	Access achievable Seeking pedestrian improvements to Adderley Road Cycle score - Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	Edge of town character, with variety of uses adjoining. Small trees and shrubs and pond within the area used for grazing.
Planning history or designations	Pre app (Aug 2011) on western greenfield part of site for residential dev (part of larger site to west). PP for residential dev refused (Feb 2011) on part of site as part outside development boundary and on land allocated for proposed recreation. Part of the site is within development boundary. Proposed recreation area designated on part of site. Disused railway on south eastern boundary designated as open area and proposed cycle route. Proposed cycle route also on west boundary.
Land ownership, land agreements and delivery statements	Part of larger area within bypass proposed for co-ordinated development.
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment.
Other constraints	If industrial use is to remain this would be likely to cause conflict between any residential use on rest of site due to noise from industrial unit and

Market Drayton: Submission

	<p>general disturbance e.g HGVs accessing site, bonfires. Possible contamination from previous uses. Greenfields Lane provides current access to the site and is in very poor condition, with poor visibility onto Adderley Road due to bridge over former railway.</p>
General site related benefits	If industrial use could be relocated to one of the town's industrial estates, area would benefit from removal of noisy industrial use with unsatisfactory access from an area with an increasingly residential character.
Transport and Highways related benefits	
Strategic fit	The site is centrally located between the present built up area of the town and the bypass and is within the area considered to provide the best direction of future growth for the town in terms of its relationship to the built form of the town and proximity to services and facilities. Could be developed in conjunction with nearby sites within the area between bypass and currently developed area of town.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees) ▪ Reptiles <p>Potential environmental network enhancement. Thick band of trees to south of site should be within network.</p>
Trees	Limited tree constraints
Environmental Health	No comments.
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>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link</p>
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Market Drayton: Submission

	<p>the two employment areas at Sych Farm and the proposed Müllers' expansion.</p> <p><i>Preferred Options</i></p> <p>There was majority support for the allocation of all three proposed housing sites (MD030, MD010 and MD028) with views expressed that it provides a logical extension in a sustainable location within the bypass. Concerns raised included the loss of green space and wildlife, potential flooding issues, increased traffic, noise, light pollution and sewage issues. Some residents of Rush Lane requested that if development was to take place there should be single storey housing the in the vicinity of the existing bungalows.</p> <p><i>Revised Preferred Options</i></p> <p>No changes were proposed at Revised Preferred Options. The Town Council reconfirmed their support for the allocations, expressing a desire to see development within the A53 bypass.</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 comprises an existing employment use with associated parking with greenfield land in agricultural use to the west. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, town park, amenity green space and children's play area and for flood risk. The southern part of the site is within 480 minutes or 10 minutes' walk from a primary school. There are no known conservation, landscape character, air quality or tree preservation issues. It scores negatively on agricultural land quality as the agricultural part of the site has been assessed as grade 2 quality.

The area is centrally located adjacent to the built up area of the town and is within the area considered to provide the most appropriate direction of future growth for the town in terms of its relationship to the built form of the town and proximity to services and facilities. The site could be developed in conjunction with nearby sites within the area between bypass and currently developed area of town. Access improvements including cycle and pedestrian links will be required. There will also be a need for wildlife surveys prior to development. As the east part of the site is in currently in employment use, it is proposed to exclude this area from the residential allocation.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes. Part of site excluding existing employment use.
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Market Drayton: Submission

Site Ref: MD028	Site Name: East of Farcroft Meadows
Size (ha)	1.25
Indicative capacity	45 in NSLP (approx 29 - Pre-app)
General location	North/central
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes. Mineral Safeguarding Area
Current use	Agricultural grazing.
Topography	Flat
Adjoining land uses and boundary features	Hedgerows and hedgerow trees. Route of former railway line to south. Residential to west and recreation to east.
Local highway capacity/ constraints	Access not currently acceptable, could would be easily achievable based on development scale Cycle score - Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	No site specific info in NSLSS. Flat field enclosed by hedges.
Planning history or designations	Allocated for residential in NSLP. Part of larger area subject of pre app Aug 2011 for proposed residential development incl recreation. Proposed recreation area designated immediately to east. Disused railway on south boundary designated as open area. Proposed cycle route crosses site.
Land ownership, land agreements and delivery statements	Land ownership Shropshire Land & Property.
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment.
Other constraints	Traffic noise from nearby bypass.
General site related benefits	
Transport and Highways related benefits	

Market Drayton: Submission

Strategic fit	The site is centrally located between the present built up area of the town and the bypass and is within the area considered to provide the best direction of future growth for the town in terms of its relationship to the built form of the town and proximity to services and facilities. Could be developed in conjunction with nearby sites within the area between bypass and currently developed area of town.
Other relevant information	Promoter proposes development in conjunction with land to east (see recent pre-app PREAPP/11/00058)

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	Limited tree constraints
Environmental Health	No comments.
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 high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, 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>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Mullers expansion.</p> <p><i>Preferred Options</i></p> <p>There was majority support for the allocation of all three proposed housing sites (MD030, MD010 and MD028) with views expressed that it provides a logical extension in a sustainable location within the bypass. Concerns raised included the loss of green space and wildlife, potential flooding issues, increased traffic, noise, light pollution and sewage issues. Some residents of Rush Lane requested that if development was to take place there should be single storey housing the in the vicinity of the existing bungalows.</p> <p><i>Revised Preferred Options</i></p>
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Market Drayton: Submission

	<p>No changes were proposed at Revised Preferred Options. The Town Council reconfirmed their support for the allocations, expressing a desire to see development within the A53 bypass.</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 greenfield land in agricultural use. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to town park, amenity green space and children's play area and for flood risk. There are no known conservation, landscape character, air quality or tree preservation issues. It scores negatively on access to a primary school as it is more than 480 metres or 10 minutes' walk away and on agricultural land quality (grade 2).

The area is centrally located adjacent to the built up area of the town and is within the area considered to provide the most appropriate direction of future growth for the town in terms of its relationship to the built form of the town and proximity to services and facilities. The site could be developed in conjunction with nearby sites within the area between bypass and currently developed area of town. Access improvements including cycle and pedestrian links will be required. There will also be a need for wildlife surveys prior to development.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes- part of coordinated scheme with MD010 and MD030
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Market Drayton: Submission

Site Ref: MD030	Site Name: Land off Rush Lane
Size (ha)	16.60
Indicative capacity	Approx 350
General location	North. Within bypass.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes. Mineral Safeguarding Area
Current use	Agricultural, mainly grazing land. Some existing residential and nursery along Rush Lane within site.
Topography	Flat
Adjoining land uses and boundary features	Residential to south, A53 Market Drayton bypass to north.
Local highway capacity/ constraints	Access not currently acceptable, maybe achievable if full site was developed. Improvement to Greenfield Lane and link to Rush Lane Cycle score - Access not currently acceptable, maybe achievable if full site was developed. Seek footpath / cycle links to existing.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	NSLSS assesses site in 2 parts to west and east of Rush Lane. Both assessed as medium/low landscape sensitivity. Both parts read as rural wedge forming foreground to town. West described as cut off from wider landscape with settlement clearly visible to south, while east defined as inherently rural in character but compromised by housing encroaching from south and east. Both parts of the site were assessed as having high/medium capacity for housing and low capacity for employment.
Planning history or designations	No relevant history.
Land ownership, land agreements and delivery statements	Danbank Ltd, John Bratton, Hodnet Trustees. Submission submitted by Peter Richards on behalf of John Bratton and Brian Edward Bratton Discretionary Will Trust which also includes indicative vision plan of how whole area could be developed, including MD028 and MD010
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment.
Other constraints	Noise from bypass. Flooding across northern part of site.

Market Drayton: Submission

General site related benefits	None known
Transport and Highways related benefits	None known
Strategic fit	The site is centrally located between the present built up area of the town and the bypass and is within the area considered to provide the best direction of future growth for the town in terms of its relationship to the built form of the town and proximity to services and facilities. Could be developed in conjunction with nearby sites within the area between bypass and currently developed area of town.
Other relevant information	None known

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received.
Biodiversity	Buildings and trees on site. There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (buildings and trees) ▪ Water vole ▪ Reptiles Within and adjacent to environmental network. Potential environmental network enhancement.
Trees	Limited tree constraints
Environmental Health	No comments.
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. 12.19% of the site is in Flood Zone 3a.
Drainage: Surface water flooding	0.36% of the site is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received.
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse- Watercourse within site. Not based on detail modelling further assessment required contact north west area. 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.

Market Drayton: Submission

Community consultation response	<p><i>Issues and Options</i></p> <p>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Mullers expansion.</p> <p><i>Preferred Options</i></p> <p>There was majority support for the allocation of all three proposed housing sites (MD030, MD010 and MD028) with views expressed that it provides a logical extension in a sustainable location within the bypass. Concerns raised included the loss of green space and wildlife, potential flooding issues, increased traffic, noise, light pollution and sewage issues. Some residents of Rush Lane requested that if development was to take place there should be single storey housing the in the vicinity of the existing bungalows.</p> <p><i>Revised Preferred Options</i></p> <p>No changes were proposed at Revised Preferred Options. The Town Council reconfirmed their support for the allocations, expressing a desire to see development within the A53 bypass.</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	<p>None received.</p>

Site Assessment Summary

The site is a large area of greenfield land in agricultural use. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and to amenity green space and a children's play area. There are no known conservation, landscape character, air quality or tree preservation issues. It scores negatively on access to a primary school as it is more than 480 metres or 10 minutes' walk away and on agricultural land quality (grade 2). There is a watercourse crossing the site and the area around this lies within flood zones 2 or 3. Further assessment/ modelling will be required to assess the extent of flooding which may occur.

The area is centrally located between the built up area of the town and the bypass and is within the area considered to provide the most appropriate direction of future growth for the town in terms of its relationship to the built form of the town and proximity to services and facilities. The site could be developed in conjunction with nearby sites within the area between bypass and currently developed area of town. Access improvements at Rush Lane and Greenfields Lane will be required as will cycle links. There will be a need for wildlife surveys prior to development.

Conclusion

Potential windfall site	No, due to size of site.
Realistic site	Yes

Recommendation

Preferred option	Yes- part of coordinated scheme with MD010 and MD028
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Market Drayton: Submission

Site Ref: MD031/09	Site Name: Five Ways
Size (ha)	0.9
Indicative capacity	Approx. 13. Almost half site within Flood zone 3 so capacity restricted.
General location	South
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Grazing
Topography	Flat
Adjoining land uses and boundary features	Post and wire fencing at Walkmill Road edge so open views into site from road. Bounded by River Tern to south.
Local highway capacity/ constraints	Access acceptable Cycle score - Access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	Fairly low quality. Ramshackle buildings and temporary fencing within site detract from overall appearance. Some attractive mature trees bound the site in places. River Tern is feature to south.
Planning history or designations	Within Tern Valley Area of Special Environmental Interest in NSLP
Land ownership, land agreements and delivery statements	Promoted by owner.
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment.
Other constraints	Flooding on significant part of site. Part of site within Flood Zone 3 and almost all site within Flood Zone 2. Land between site and Walkmill Road houses Severn Trent sewage pumping station.
General site related benefits	

Market Drayton: Submission

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 Conservation Area and also within 300m of a Registered Park or Garden. Possible setting issues for RPG
Biodiversity	Wooded and semi natural site. Close to CWS. Water vole records close by. The following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees) ▪ Water vole ▪ Reptiles Within and adjacent to environmental network. Potential environmental network enhancement. Detailed ecology reason for not taking site forward - Key habitat for water vole, within environmental network.
Trees	Hedgerows on site.
Environmental Health	No comments
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. 39.66% of the site is in Flood Zone 3a and 31.95% of the site is in Flood Zone 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 high risk of groundwater flooding (between 50 and 75% 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	Site has big challenges and may not be able to demonstrate 'safe development' in accordance with SFRA and PPS25/emerging NPPF. If put forward more work must be undertaken prior to allocation stage- Model needs update to account cc but poor site to develop

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Mullers expansion. Summary results / issues arising from
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Market Drayton: Submission

	consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

The site is located to the south of the town off Walkmill Road. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and amenity green space and on landscape. It scores negatively on access to a primary school, children's play area and recreational facility and on flood risk. The majority of the site is within 300m of a conservation area and all within 300m of the Pell Wall Registered Park. It also falls within the buffer zone of a County Wildlife Site.

Flood risk is a significant issue on this site as part of the site falls within Flood Zone 3 and almost all within Flood Zone 2. It may not be possible to demonstrate "safe development" in accordance with planning guidance on development in areas of flood risk. There is also a high risk of groundwater flooding. There are possible setting issues associated with the Pell Wall Registered Parkland. The site is a wooded, semi-natural area and is also a key habitat for water vole. It is not considered an appropriate site for development.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No. Significant part of site within flood zone. Key habitat for water vole.
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Market Drayton: Submission

Site Ref: MD032/09	Site Name: Long Meadow Farm
Size (ha)	24.99
Indicative capacity	600
General location	North. Far side of bypass
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes. Mineral Safeguarding Area.
Current use	Agriculture. Grazing and arable.
Topography	Slightly undulating in places. Some parts flat.
Adjoining land uses and boundary features	Agriculture with bypass to east and Longslow Road through centre. Hedgerows with post and rail fencing along bypass frontage. Brook runs along western/northern edge of site.
Local highway capacity/ constraints	Access acceptable. Seek pedestrian crossing facilities of A53.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	Open character, low hedges and fairly distant views out of site.
Planning history or designations	None.
Land ownership, land agreements and delivery statements	Promoted by owners Sugnall Farms Ltd.
Access to services/employment areas	
Other constraints	Flooding in vicinity of brook on western boundary of site. Noise from bypass. Divorced from rest of town by presence of bypass.
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Divorced from rest of town by presence of bypass. However, if Greenfields Lane Recreation Area were to be relocated, this could provide a potential alternative facility. This would have

Market Drayton: Submission

	benefit of maintaining “green” uses on this side of bypass. But there will be issues of access to recreation across the bypass. Also feasibility and costs of developing this site need to be explored – levelling, drainage, access etc.
Other relevant information	Public footpath crosses site.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees) ▪ Great crested newts (major apps - pond within 250 m) ▪ Reptiles Adjacent to environmental network. Potential environmental network enhancement.
Trees	Adjacent to wooded site - will have some constraints
Environmental Health	No comments.
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. 14.09% of the site is in Flood Zone 3a.
Drainage: Surface water flooding	1.44 % of the site is susceptible to More Zone surface water.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received.
Environment Agency	Site has big challenges and may not be able to demonstrate ‘safe development’ in accordance with SFRA and PPS25/emerging NPPF. If put forward more work must be undertaken prior to allocation stage-map based on model not including CC poor site to develop

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Mullers expansion. 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.

Market Drayton: Submission

Site Assessment Summary

The site is greenfield land in agricultural use, located to the northwest of the town across the A53 bypass. The Stage 2a assessment (sustainability appraisal) shows that part of the site is within 480 minutes or 10 minutes' walk from a bus route, there is a need to cross the A53 bypass to access it. The same issue applies to access to amenity green space and children's play area, where technically part of the site is within 10 minutes' walk, but the presence of the bypass would be likely to deter this. The site scores negatively on access to primary school, flood risk and agricultural land quality (grade 2).

The site is separated from the rest of the town by the presence of the A53. A watercourse runs through the site and 14% of the land in the northern part of the site is within Zone 3a. A small part of the site is susceptible to surface water flooding and there is a high risk of groundwater flooding. The Environment Agency has commented that it may not be possible to demonstrate "safe development" in accordance with planning guidance on development in areas of flood risk. In addition there is a wooded site adjacent which will constrain development. Wildlife surveys would also be required prior to development.

On balance the site is not considered suitable for allocation for built development. The bypass acts as a clear edge to the built area of the town in this location. However, there is a need for improvements to the town's recreational facilities and it is proposed to give further consideration to the feasibility of relocating and enhancing the current recreational facilities that exist at Greenfields Lane to this area. This would have the advantage of securing the green aspect outside the A53.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No, but explore feasibility as a potential site for relocation and enhancement of town's recreation facilities.
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Market Drayton: Submission

Site Ref: MD034/09	Site Name: Land off Quarry House Lane
Size (ha)	0.25
Indicative capacity	4
General location	South of town, between Valley View and Bottom Lane.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Not in use. Very overgrown.
Topography	Sloping down from Valley View towards Bottom Lane.
Adjoining land uses and boundary features	The site is bounded by thick mature hedges to its boundaries with Bottom Lane and the public footpath on its western edge. To the north is a tall garden fence with concrete posts. To the east are a number of mature trees.
Local highway capacity/ constraints	Access acceptable Cycle score - Access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	NSLSS assessed site as having medium landscape sensitivity. Assessed as making no contribution to either character or setting of settlement, being a very small screened site unrelated to the settlement, surrounding housing or the wider landscape; rather it is a pocket representation of the former valley side. It was assessed as having low capacity for employment and medium capacity for housing, as long as screening vegetation especially along southern and eastern boundaries is retained and conserved.
Planning history or designations	Within Tern Valley area of special environmental interest and designated as open area in NSLP. Planning application for dwelling refused in 2007.
Land ownership, land agreements and delivery statements	Promoted by agent.
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment.

Market Drayton: Submission

Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant information	Agent proposes access would be via Bottom Lane which is currently an attractive unmade track popular with walkers and horse riders. Resurfacing this lane to provide a suitable vehicular access would impact on its present character.

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 Within and adjacent to environmental network. Potential environmental network enhancement.
Trees	Trees will be a design constraint on this site
Environmental Health	No comments
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 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	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Müllers' expansion. 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.

Market Drayton: Submission

Site Assessment Summary

This is a small site in the Tern Valley area of the town which is currently unused and in an unkempt overgrown condition. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, children's play area and recreation facility, and for flood risk. It scores negatively on access to a primary school and there is a TPO on a tree to the east of the site. There are further TPOs on Bottom Lane which is proposed by the agent as the access. There would be a requirement for wildlife surveys prior to development.

The site was protected from development in the North Shropshire Local Plan as an open area and is outside the development boundary. Although, the site is not in productive use, the footpath to the west and Bottom Lane to the south and the mature hedgerows that enclose them are attractive and popular amenities and development would alter the character of the Tern Valley area in this location. Therefore the site is not considered suitable for development and it is not proposed to include the site within the development boundary.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Market Drayton: Submission

Site Ref: MD035/09	Site Name: Longford Turning
Size (ha)	4.20
Indicative capacity	100+ if whole site developed. But would need to take account of employment uses to west and current use as community recreation area.
General location	West
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes. Mineral Safeguarding Area
Current use	Community Recreation Area. Woodland. Acts as buffer between residential to east (Sherwood Crescent) and employment land at TVBP
Topography	Fairly flat but raised grass bunds on open part of site providing buffer to employment uses on TVBP
Adjoining land uses and boundary features	Residential to east, employment to west. Post and rail fencing to north and west. Trees and hedges to east
Local highway capacity/ constraints	Access not currently acceptable, maybe achievable if full site was developed Looking to improvement Pedestrian link between residential area and employment area on both side Cycle score - Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	Attractive Wooded belt runs north/south on eastern part of site and more open grassed area to west with raised bunds.
Planning history or designations	Designated as proposed recreation area in NSLP. Within development boundary. Formed part of application for extension to Tern Valley Business Park and Provision of Community Recreation Area (Ref NS/08/01424/OUT and 10/00591/REM).
Land ownership, land agreements and delivery statements	Site promoted for housing and open space.
Access to services/employment	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities

Market Drayton: Submission

areas	and employment.
Other constraints	Earth mounding and wooded belt provides visual buffer and noise mitigation protecting residential amenity. Area also provides a recreation resource for this part of the town which would be lost if development were to take place.
General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant information	New roundabout for TVBP extension could provide access to site. Noise from bypass.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received.
Biodiversity	Close to CWS. 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 Within and adjacent to environmental network. Potential environmental network enhancement.
Trees	Site needs tree survey - TPO'd trees adjacent possible small developable area requires tree survey.
Environmental Health	Site near to established industrial estate. Noise complaints have been received about premises on the industrial estate in past. Developing housing on site closer to industrial estate increases likelihood of residents being disturbed by activities on the site. AVOID
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	2.01% of the site is susceptible to 30 year Deep zone surface water flooding.
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). The site has highly permeable geology and there are unlikely to be concerns over groundwater pollution.
Countryside	No comments received.
Environment Agency	No comments received.

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Müllers' expansion. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options
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Market Drayton: Submission

	stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

The site is located on the western side of the town and has been promoted for housing and open space. It is currently in use as a community recreation area and woodland. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, children's play area and recreational facility and on flood risk. It scores negatively on access to a primary school. The southern part of the site is within 250m of a County Wildlife Site.

The site is near to the Tern Valley Business Park, which is an established industrial estate and currently acts as a buffer between the employment uses and residential area to the east. The Environmental Health Team has advised that residential development should not be considered as housing development closer to the site would increase the likelihood of residents being disturbed by activities on the industrial site. The southern part of the site is within the buffer zone of a County Wildlife Site and there would be a requirement for wildlife and tree surveys prior to development. There is medium risk of groundwater flooding and a small part of the site is susceptible to surface water flooding. In view of the proximity to the Tern Valley Business Park and the role that the site plays in acting as a buffer between employment and residential uses it is not proposed to allocate the site for development.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No. Site provides informal recreation resource and acts as buffer between residential and employment areas.
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Market Drayton: Submission

Site Ref: MD036/09	Site Name: Land Adjacent to The Old Dairy
Size (ha)	1.56
Indicative capacity	Constrained by flooding. Promoter proposes 24 dwellings.
General location	South
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Approx 15% to east within MSA.
Current use	Unused?
Topography	Fairly flat. Slopes down slightly to river.
Adjoining land uses and boundary features	Mature hedge on Walkmill Road side screening much of the site from the road. River Tern to south with row of willows next to river. Residential to east and north (on opposite side of road).
Local highway capacity/ constraints	Access acceptable Cycle score - Access not currently acceptable, could would be easily achievebale based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	Overgrown with mature trees on part of site. Well contained by hedges and trees surrounding with few opportunities for views into site. Some individual young trees within open part of the site.
Planning history or designations	Outside development boundary. Within designated Tern Valley Area of Special Environmental Interest in NSLP. No relevant planning history
Land ownership, land agreements and delivery statements	Promoted by agent on behalf of land owner.
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment.
Other constraints	Over half within Flood Zone 3 and most within Zone 2. Within 250m of Wildlife Site.
General site related benefits	Promoter proposes 16 affordable homes, 8 open market homes (all single storey). Walkmill Road to be widened along road frontage. Country Park linked by footpath/cycle path with provision for future extension on to adjoining land. Facilities for

Market Drayton: Submission

	fishing and wildlife observation. Close liaison with Shropshire Wildlife Trust over final development
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 Conservation Area and also within 300m of a Registered Park or Garden. Possible setting issues for RPG
Biodiversity	Wooded and semi-natural site. Water vole records close by. Close to CWS. The following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees) ▪ Water vole ▪ Reptiles Within and adjacent to environmental network. Potential environmental network enhancement. Detailed ecology reason for not taking site forward - Key habitat for water vole within environmental network – wooded site.
Trees	Plantation on half of site needs assessment.
Environmental Health	No comments
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. 60.17% of the site is in Flood Zone 3a and 47.37% of the site is in Flood Zone 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 high risk of groundwater flooding (between 50 and 75% 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	Site has big challenges and may not be able to demonstrate 'safe development' in accordance with SFRA and PPS25/emerging NPPF. If put forward more work must be undertaken prior to allocation stage- flood modelling needs updated to show climate change and 1,000 but the site is significantly affected by flooding

Community	Of those respondents who have expressed an opinion about the future
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Market Drayton: Submission

consultation response	direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Mullers expansion. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

The site is located to the south of the town off Walkmill Road. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and amenity green space and on landscape. It scores negatively on access to a primary school, children's play area and recreational facility and on flood risk. The site is within 300m of a conservation area and Pell Wall Registered Park. It also falls within the buffer zone of a County Wildlife Site.

Flood risk is a significant issue on this site as over half of the site falls within Flood Zone 3 and almost all within Flood Zone 2. It may not be possible to demonstrate "safe development" in accordance with planning guidance on development in areas of flood risk. There is also a high risk of groundwater flooding. There are possible setting issues associated with the Pell Wall Registered Parkland. The site is a wooded, semi-natural area and is also a key habitat for water vole. It is not considered an appropriate site for development.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No. Significant part of site within flood zone. Key habitat for water vole.
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Market Drayton: Submission

Site Ref: MD040	Site Name: Land to north of A53 and West of Maer Lane
Size (ha)	16.84
Indicative capacity	Site promoted for mixed use – sports/recreational/leisure/employment/residential.
General location	North of town and bypass. East of Sych Farm Business Park.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agricultural grazing.
Topography	Flat. Below level of canal at eastern end and Maer Lane.
Adjoining land uses and boundary features	Hedgerows around and within site. Some mature trees within site and watercourse crosses site. Bypass adjoins site to south, Sych Farm to west and dismantled railway which is on raised embankment and lined with trees and shrubs on northwest. Canal to north east and Maer Lane runs along south eastern part of site.
Local highway capacity/ constraints	Access not currently acceptable, could would be easily achievable based on development scale Cycle score - Access acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	Site is well screened to views from west and south but open from Maer Lane and canal both of which have rural character. Development would need to have regard to setting of Shropshire Union Canal. There are some mature hedgerows, trees and a watercourse within the site.
Planning history or designations	No planning history. NSLP policies protect setting of canal.
Land ownership, land agreements and delivery statements	Promoted by agent on behalf of owner at SAMDev Issues and Options along with MD041 for mixed use including sports/recreational/leisure/ employment/residential.
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment.
Other constraints	

Market Drayton: Submission

General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant information	There is a need for further employment land in the town and Sych Farm Business Park is located to the west of this site.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received.
Biodiversity	Water vole records close by. 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 250m) ▪ Water vole ▪ Reptiles Adjacent to environmental network. Potential environmental network enhancement.
Trees	Large site limited tree constraint.
Environmental Health	Land close to established industrial estate - potential for noise and light nuisance from estate activities - including early morning vehicle movements. AVOID
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	0.12 % of the site is susceptible to More Zone surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% 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	Not assessed.

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Müllers' expansion. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
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Market Drayton: Submission

Statutory bodies responses to date	None received.
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Site Assessment Summary

The site is greenfield land in agricultural use with a dismantled railway running along its north western side. Although, the Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space and children's play area and the south eastern end is close to a primary school, there is a need to cross the A53 bypass to access some of these facilities within 10 minutes walking distance. The boundary of the site is a former railway and the site is not within Flood Zones 2 or 3. The site scores negatively on agricultural land quality which has been assessed as grade 3.

Sych Farm Business Park is located to the west of this site. There is a need for further employment land in the town and the northern part of this site together with land to the north at MD039 provides a logical extension to the Business Park. There are nevertheless a number of issues that need to be addressed. There is a high risk of groundwater flooding, potential wildlife on the site includes water voles, great crested newts, reptiles and bats and there will be a requirement for surveys prior to development and there are also some tree constraints.

Conclusion

Potential windfall site	No
Realistic site	Yes, part of site as employment allocation.

Recommendation

Preferred option	Yes, part of site as employment allocation.
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Market Drayton: Submission

Site Ref: MD042	Site Name: Land Adjacent to Westways
Size (ha)	0.52
Indicative capacity	Approx 10.
General location	North of town. Immediately North west of Adderley Road roundabout.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes. Mineral Safeguarding Area
Current use	Grazing. Some storage.
Topography	Flat
Adjoining land uses and boundary features	Single dwelling to north. Hedgerows and post and rail fencing. Some mature trees in hedgerow. Bypass to south and Adderley Road roundabout to south east.
Local highway capacity/ constraints	Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	NSLSS – medium/high landscape sensitivity, with medium/low capacity for housing and medium capacity for employment. Site clearly outside settlement boundary and is part of wider rural landscape.
Planning history or designations	No planning history. Outside development boundary.
Land ownership, land agreements and delivery statements	Promoted.
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment. However, this site is situated on the opposite side of the bypass from the town and the presence of the road forms a barrier to access to these facilities for pedestrians and cyclists. Close to Sych Farm employment area.
Other constraints	Noise from bypass. Access unlikely to be achievable if developed in isolation, due to proximity of bypass.
General site related	

Market Drayton: Submission

benefits	
Transport and Highways related benefits	
Strategic fit	Located to north of bypass outside main built up area of town, although there is a large area of employment to the east on the opposite side of Adderley Road.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees) ▪ Great crested newts (pond on site) ▪ Reptiles Potential environmental network enhancement.
Trees	Limited tree constraints
Environmental Health	No comments
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 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). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received.
Environment Agency	No comments received.

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Mullers expansion. 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.

Market Drayton: Submission

Site Assessment Summary

The site is greenfield land in agricultural use, located to the north of the town across the A53 bypass. The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. It scores negatively on access to public transport and primary school and on agricultural land quality which has been assessed as grade 3.

The site is separated from the rest of the town by the presence of the A53. There is a medium risk of groundwater flooding and a small part of the site is also susceptible to surface water flooding. There are limited tree constraints and there would be a need for wildlife surveys prior to any development. On balance the site is not considered suitable for allocation for development.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Market Drayton: Submission

Site Ref: MD043	Site Name: Land South of Brambleside
Size (ha)	0.154 ha. Below size threshold, but adjoins MD044
Indicative capacity	8 in total over this site and MD044 combined.
General location	South, off Tern View
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Grazing
Topography	Slopes up to east, away from lane.
Adjoining land uses and boundary features	Enclosed by mature hedges with oaks at top of slope. Housing to north. Permissive footpath to south which divides this site and MD044 to south. Unmade track to west which provides only access.
Local highway capacity/ constraints	Access not currently acceptable, could would be easily achievable based on development scale Cycle score - Access acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	Rural character. Site enclosed by high hedges and mature trees. Lane has rural character.
Planning history or designations	None.
Land ownership, land agreements and delivery statements	Promoted for inclusion at SAMDev Issues and Options stage.
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant	

Market Drayton: Submission

information	
Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees) ▪ Great crested newts (pond within 100m) ▪ Reptiles <p>Within and adjacent to environmental network. Potential environmental network enhancement.</p>
Trees	Limited tree constraints
Environmental Health	No comments
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a 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	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Müllers' expansion. 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 greenfield land in use as grazing land, located to the south of the town near the Tern valley. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, area of natural and semi natural open space, children's play area and recreation facility and for flood risk, as it is not within Flood Zones 2 or 3. It scores negatively on access to a primary school and is within the buffer zone of a former landfill site. There is a group TPO immediately to the east. There are

Market Drayton: Submission

limited tree constraints and there would be a requirement for wildlife surveys prior to development. There is a medium risk of groundwater flooding.

This site is below the threshold (of 0.2 ha) for inclusion in the Stage 2 assessment on its own but was retained as it adjoins site MD044. The assessment has been made on the basis of the two sites being considered for possible allocation together. In fact, there is a permissive footpath between the two sites, which has recently been improved and enhanced. It provides part of an important amenity/recreational resource for the town and is worthy of retention. Similarly, the lane which would provide any access to this site is of attractive rural character, being enclosed by high mature hedgerows and trees, providing an access route to the Tern valley for walkers. It is an unmade lane not currently suitable for vehicular access. It is considered that development of either this site or MD044 to the south would alter the pleasant rural and tranquil character of this area of the Tern valley and therefore the site is to be retained outside the current development boundary.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Market Drayton: Submission

Site Ref: MD044	Site Name: Land off Flash Lane
Size (ha)	0.26
Indicative capacity	5 to 6. Alternatively if the site were to be combined with MD043 to the north it would deliver approximately 8.
General location	South, off Tern View
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Grazing
Topography	Slopes down to west and south.
Adjoining land uses and boundary features	Permissive footpath to north separated from site by post and rail fencing. Fencing to western boundary but no boundary to south where field continues down to river.
Local highway capacity/ constraints	Access not currently acceptable, could would be easily achievable based on development scale Cycle score - Access acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	Rural character. Attractive meadows leading to river. Views over river valley. Oak trees within field towards top of slope.
Planning history or designations	None relevant.
Land ownership, land agreements and delivery statements	Site promoted by owners at SAMDev Issues and Options stage.
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant	Adjoining site to north has been promoted for development.

Market Drayton: Submission

information	
Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees) ▪ Great crested newts (pond within 100m) ▪ Reptiles Site within and adjoining environmental network. Potential environmental network enhancement.
Trees	Tree on site in conjunction with MD43 there may be a developable area
Environmental Health	No comments
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a 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	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Müllers' expansion. 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 greenfield land in use as grazing land, located to the south of the town near the Tern valley. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, area of natural and semi natural open space, children's play area and recreation facility, landscape and for flood risk, as it is not within Flood Zones 2 or 3. It scores negatively on access to a primary school and is within the buffer zone of a former landfill site. There is a group TPO immediately to the east. There are tree constraints which would reduce the developable area and there would be a

Market Drayton: Submission

requirement for wildlife surveys prior to development. There is a medium risk of groundwater flooding.

There is a permissive footpath immediately to the north of this site, which has recently been improved and enhanced. It provides part of an important amenity/recreational resource for the town and is worthy of retention. Similarly, the lane which would provide any access to this site is of attractive rural character, being enclosed by high mature hedgerows and trees, providing an access route to the Tern valley for walkers. It is an unmade lane not currently suitable for vehicular access. It is considered that development of either this site or MD043 to the north would alter the pleasant rural and tranquil character of this area of the Tern valley and therefore the site is to be retained outside the current development boundary.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Preferred option	No
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Market Drayton: Submission

Site Ref: MD045	Site Name: Greenfields Lane
Size (ha)	7.33
Indicative capacity	Approx 200
General location	North/Central
Brownfield or Greenfield	In recreational use.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes. Mineral Safeguarding Area
Current use	Recreation and associated uses.
Topography	Flat
Adjoining land uses and boundary features	Boundaries are hedge and high metal fences. Housing and agricultural uses surrounding.
Local highway capacity/ constraints	Access not currently acceptable, maybe achievable if full site was developed. Improvements to Greenfields Lane and pedestrian improvement to Adderley Road and links to pedestrian footpath Cycle score - Access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	The site is laid out as a large recreational area with several football pitches, rugby pitch and associated uses including car parking, portacabins.
Planning history or designations	Various permissions associated with the current recreational uses on the site. Allocated as recreation area in NSLP.
Land ownership, land agreements and delivery statements	Owned by Shropshire Council, leased on 99 year lease to Market Drayton Town Council. Land between watercourse and bypass subject to restrictive covenant that land is to be used for public amenity, recreational purposes or public open space.
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment.
Other constraints	Access improvements required. Some bypass noise. Existing recreational use would need to be relocated to accommodate development.

Market Drayton: Submission

	<p>Flooding alongside brook to north of site. Existing access via Greenfields Lane substandard. Poorly maintained and poor visibility at junction with Adderley Road due to of bridge over former railway. Alternative means of access through Hampton Drive may be unsuitable for additional traffic.</p>
General site related benefits	
Transport and Highways related benefits	
Strategic fit	<p>The site is centrally located between the present built up area of the town and the bypass and is within the area considered to provide the best direction of future growth for the town in terms of its relationship to the built form of the town and proximity to services and facilities. However, the site currently provides the town's main recreational facility. If this were to be developed an equivalent facility would need to be provided elsewhere in Market Drayton. It is proposed that an alternative site may be found in the Longslow Road area to the north of the A53 bypass but costs and feasibility of providing this have yet to be determined. In addition, there would be issues of loss of green space from the Greenfields Lane area of the town and reduced accessibility of a recreation facility on the opposite side of the bypass.</p>
Other relevant information	<p>There is some local support for relocating the existing recreational use, so as to release this site for potential development, notably Market Drayton Town Council, Greenfields Sports Association and local Shropshire Council Members. The proposal is also listed in the Market Drayton Place Plan.</p>

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees) ▪ Great crested newts (major apps - pond within 250 m) ▪ Reptiles <p>Site within and adjacent to environmental network. Potential environmental network enhancement.</p>
Trees	Trees & hedgerows will be a minor constraint. Boundary & internal hedgerows & trees
Environmental Health	No comments
Drainage: Watercourse flooding	A watercourse to north of playing field bi-sects site. Flood zone 2 and 3 across watercourse approx.100m width. No flood events have been reported by members of the public to the Flood Forum.
Drainage: Surface water flooding	Surface water flooding across width of watercourse.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).

Market Drayton: Submission

Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics.
Countryside	No comments received.
Environment Agency	No comments received.

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Mullers expansion. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

The site is a large area of greenfield land in recreational use. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and to amenity green space and a children's play area. It scores negatively on access to a primary school as it is more than 480 metres or 10 minutes' walk away. There is a watercourse crossing the site and the area around this lies within flood zones 2 or 3. Further assessment/ modelling will be required to assess the extent of flooding which may occur. Trees and hedgerows will be a minor constraint. There will also be a need for wildlife surveys prior to development.

The site is centrally located between the present built up area of the town and the bypass and is within the area considered to provide the best direction of future growth for the town in terms of its relationship to the built form of the town and proximity to services and facilities. However, the site currently provides the town's main recreational facility. If this were to be developed an equivalent facility would need to be provided elsewhere in Market Drayton. It is proposed that an alternative site may be found in the Longslow Road area to the north of the A53 bypass but costs and feasibility of providing this have yet to be determined. In addition, there would be issues of loss of green space from the Greenfields Lane area of the town and reduced accessibility of a recreation facility on the opposite side of the bypass. Further work to explore the feasibility of providing an alternative facility is required before the land could be allocated for development. The development boundary is to be amended so that the site is included, but it would remain protected from development as a recreational area unless an equivalent or better alternative site could be found.

Conclusion

Potential windfall site	No
Realistic site	Not at this stage. Further work required on feasibility of alternative site for recreation.

Recommendation

Preferred option	No
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Market Drayton: Submission

Site Ref: MD047sd	Site Name: Land West of Sych Farm
Size (ha)	3.8
Indicative capacity	around 115
General location	Site is located to the north of Market Drayton on land to the west of Sych Farm, accessed off Adderley Road
Brownfield or Greenfield	Predominantly greenfield although part of the site includes a large detached dwelling.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Not a Mineral Safeguarding Area
Current use	The site comprises large detached dwelling which is surrounded by a large open field
Topography	Relatively flat with minor undulations
Adjoining land uses and boundary features	An individual residential dwelling (The Woodlands) is sited on the southern part of the site which bounds the existing employment site. Adderley Road (A529) runs along the western boundary. Open fields bound the site to the east.
Local highway capacity/ constraints	Access not currently acceptable but could be easily achievable based on development scale Foot/cycle way link to town. Signalised crossing of A53
Other critical infrastructure constraints¹	<i>Market Drayton Place Plan (2013-2014)</i> <i>Reinforce Electricity Supply</i> Shropshire Council and Muller are working with EON to look at power supply infrastructure. Proposals in capital plan to install additional primary transformer at Market Drayton primary substation and an additional 33kV circuit from Meaford to Hookgate. Wayleaves and planning permission required.
Inherent landscape character²	The site does not form part of the North Shropshire Landscape Sensitivity Study. However, the Stage 2a assessment identifies the landscape sensitivity to be moderate.
Planning history or designations	None in relation to this site
Land ownership, land agreements and delivery statements	The site is being promoted for a wide range of potential uses including residential and commercial uses. It is in single ownership with no legal constraints.
Access to services/employment areas	Although the site is adjacent to the existing business park, it is relatively separated from existing services and facilities within Market Drayton since these are predominantly located to the south of the A53.
Other constraints	Development of site would set a precedent for housing development to the north of the A53 which currently forms a strong enforceable boundary.
General site related benefits	None identified
Strategic fit	The site is adjacent to the existing business park and could form a natural extension if considered suitable for employment use
Other relevant information	None identified

Comments from internal consultees	
Heritage	No comments for this site
Biodiversity	The site is adjacent to an Environmental Network and any development would be

Market Drayton: Submission

	<p>expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17. Great Crested Newts and reptiles are known to be present within 120m and survey work to establish their presence/absence on this site together with the nature of any use, will be needed before development could commence. In addition the following surveys will be needed before development could commence:</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats
Trees	Trees & hedgerows will be a limiting (moderate) constraint
Public Protection	No comments for this site
Drainage: Watercourse flooding	There is a watercourse within 50m of the boundary. However, the site is not in Flood Zone 3 and it does not flood historically.
Drainage: Surface water flooding	A small portion (6%) of the site is susceptible to surface water flooding although this risk is considered to be low.
Drainage: Groundwater flooding	There is a risk of groundwater flooding (50-75%)
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate. 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 for this site
Community consultation response	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 in relation to this site.

Site Assessment Summary

The site is located to the north of Market Drayton, adjoining the existing business park off Adderley Road. The site incorporates a detached dwelling to the south with a large area of open field to the north.

The Stage 2a assessment (sustainability appraisal) is considered to be positive in terms of access to amenity green space and, a children's play area. The site is also at low risk of flooding from a watercourse. However, the site scores negatively in terms of access to a regular bus service, a primary school, local park or garden, natural open space and young people's recreational facilities. The site is also located on grade 3 agricultural land which is considered to be the best and most versatile. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment shows the site to have few significant constraints with the potential for suitable access to be achieved as part of a development proposal. However, given the location of the site, to the north of the existing business park, it is considered to be most appropriate for employment uses, thereby providing a natural extension to the existing employment area at Sych Farm. In addition, development of site for housing would set a

Market Drayton: Submission

precedent for housing development to the north of the A53 which currently forms a strong enforceable boundary.

Conclusion

Potential windfall site	No
Realistic site	Yes- for employment use

Recommendation

Preferred option	No
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Market Drayton: Submission

Site Ref: MD048	Site Name: Land at Newcastle Road
Size (ha)	3.86
Indicative capacity	
General location	East of development boundary, south of A53
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes. Mineral Safeguarding Area
Current use	agriculture
Topography	Flat
Adjoining land uses and boundary features	Housing to west. Bypass to north.
Local highway capacity/ constraints	Potential access from A53 Cycle score - Access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	Not specifically assessed but formerly identified as area of special environmental interest.
Planning history or designations	Outside development boundary. No recent planning history.
Land ownership, land agreements and delivery statements	Site has been promoted on behalf of owner.
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment.
Other constraints	Noise issue from bypass.
General site related benefits	
Transport and Highways related benefits	
Strategic fit	
Other relevant information	

Market Drayton: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of conservation area.
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) ▪ Reptiles Potential environmental network enhancement.
Trees	mature trees
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 1 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 high risk of groundwater flooding (between 50 and 75% 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 suitable for infiltration SUDS, but some consideration will need to be given to groundwater protection.
Countryside	No comments received.
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Mullers expansion. 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	

Site Assessment Summary

The site is outside the town development boundary. It was accepted in 2010 Strategic Housing Land Availability Assessment (SHLAA) and site acceptability will be reviewed in any SHLAA Update.

Conclusion

Potential windfall site	No
Realistic site	No – access and environmental constraints

Market Drayton: Submission

Recommendation

Preferred option	No.
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Notes

1. Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.

2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.

Market Drayton: Submission

Employment Sites Assessment: Stage 2a

Site ref: ELR023 (site part of MD039)		Site Name: Land at Sych Farm (Phase 2), north of A53 bypass, Land to north east of Livestock Market		
	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	-	0	Moderate
	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	

Market Drayton: Submission

Site ref: ELR023 (site part of MD039)		Site Name: Land at Sych Farm (Phase 2), north of A53 bypass, Land to north east of Livestock Market		
	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	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Dismantled railway on two boundaries

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: *Market Drayton*

Site ref: ELR024 (MD040)		Site Name: Land at Victoria Farm, off Maer Lane (north)		
	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	-/+	+	Within 480m but site is across bypass
2	Primary school within 480m of site boundary	-/+	+	Southeast corner 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:			Most of site within 480m of amenity green space. South eastern corner within 480m of children's play area. Also adjoins canal.
	▪ 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	-	0	Moderate
	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	

Market Drayton: Submission

Site ref: ELR024 (MD040)		Site Name: Land at Victoria Farm, off Maer Lane (north)		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Dismantled railway on north west boundary

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: *Market Drayton*

Site ref: ELR025 (MD002 & MD042)		Site Name: Land adj. Westways, Adderley Rd (north)		
	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:			Northern most corner not covered by a children's play area buffer
	▪ 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	-	0	
	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	

Market Drayton: Submission

Site ref: ELR025 (MD002 & MD042)		Site Name: Land adj. Westways, Adderley Rd (north)		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Market Drayton: Submission

Site Assessment: Stage 2a

Settlement: *Market Drayton*

Site ref: ELR026 (part of MD008 2 PART SITES)		Site Name: Land west & east of Tern Valley (North), between Shrewsbury Road & A53		
	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	-/+	+	Bus stop on 5 or more service route adjoins site
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	No information
	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	

Market Drayton: Submission

Site ref: ELR026 (part of MD008 2 PART SITES)		Site Name: Land west & east of Tern Valley (North), between Shrewsbury Road & A53		
	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	-	Within 250m of wildlife site other section of site is not in buffer
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	Dismantled railway line shown on northern boundary but follows line of bypass

Employment Sites Assessment: Stage 2b

Site Ref: MD039 / ELR023		Site Name: Land Northeast of Livestock Market
Size (ha)	8.14	
Indicative capacity	Land promoted for employment use	
General location	North	
Brownfield or Greenfield	Mainly greenfield. Dismantled railway on south eastern boundary	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No	
Current use	Agricultural grazing.	
Topography	Fairly flat. Wet area in southwest corner and 3 ponds within site.	
Adjoining land uses and boundary features	Dismantled railway to south west on raised embankment which is lined with trees and shrubs. Shropshire Union canal beyond hedgerow to north west. Agricultural land continues to north with no firm northern boundary to site. West of site is Western Way which forms the access to businesses on the Sych Farm Business Park.	
Local highway capacity/ constraints	Access not currently acceptable, could would be easily achievable based on development scale	
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings) 	
Inherent landscape character²	NSLSS assessed site as having medium landscape sensitivity. The site is well screened from views from east and south. The site is open to views from the livestock market and presents a rural backdrop to the development. Assessed as having low capacity for housing and medium capacity for employment subject to consideration being given to setting of canal.	
Planning history or designations	Site was previously proposed as reserve site for employment in draft NSLP, but not taken through to adoption of Plan. Pre-app on site.	
Land ownership, land agreements and delivery statements	Promoted by agent as employment site.	
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment.	

Market Drayton: Submission

Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Market Drayton lacks small business space, grow-on units and freehold industrial premises given its size. The town has a reasonable supply of workshops and available employment land. High priority is given to new allocations in Market Drayton, given the need to sustain economic growth in the north of the County and to meet the needs of significant local employers. At 8.50 ha, Muller's expansion site is a significant proportion of the land supply in Market Drayton. BE Group therefore recommend that additional land allocation allowance be made in Market Drayton to ensure an adequate supply of land. This site is recommended by BE as a potential allocation to help deliver identified needs.
Other relevant information	There is a need for further employment land in the town and Sych Farm Business Park is located to the west of this site. Site MD039/ELR023 is not serviced but could be available within 3 to 5 years subject to the successful marketing of the land as an investment location.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received.
Biodiversity	Water vole records close by. Buildings and trees on site. The following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees) ▪ Great crested newts (pond within 100m) ▪ Water vole ▪ Reptiles Adjacent to environmental network. Potential environmental network enhancement.
Trees	Wooded site – major constraint
Environmental Health	Land close to established industrial estate - potential for noise and light nuisance from estate activities - including early morning vehicle movements. AVOID
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	0.12% of the site is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% 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

Market Drayton: Submission

	site investigations should be carried out to confirm this.
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. Whilst the proposed employment development is a 'less vulnerable' use, the proposed development cannot be fully accommodated within Flood Zone 1. A site specific Flood Risk Assessment is required especially to identify the residual risk from the adjoining Shropshire Union Canal (potentially requiring an 8m undeveloped buffer) and the extent of Flood Risk from the ordinary watercourse across the site during the 1 in 100 year climate change event with the potential to explore changes to the boundary of the site allocation to accommodate development on land in Flood Zone 1.

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Mullers expansion. 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	None received.

Site Assessment Summary

The site is greenfield land in agricultural use with a dismantled railway running along its south eastern side. The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3 and that part of the site is a former railway. The site scores negatively on access to public transport, primary school and on amenity green space, children's play area and recreation area and on agricultural land quality which has been assessed as grade 3. Overall the sustainability appraisal assesses the site as poor and therefore, it is not considered suitable for residential development.

However, the site immediately adjoins the Sych Farm Business Park and can potentially be accessed directly off it. Sych Farm has good links to the local and regional road network. There is a need for further employment land in the town and this site together with land to the south at MD040 provides a logical extension to the Business Park. There are nevertheless a number of issues that would need to be overcome prior to development. There are major tree constraints on the wooded part of the site. Potential wildlife on the site includes water voles, great crested newts, reptiles and bats and there will be a requirement for surveys prior to development. There is also a high risk of groundwater flooding.

Conclusion

Potential windfall site	No
Realistic site	Yes, for employment use.

Recommendation

Preferred option	Yes, as employment allocation.
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none"> • Access and infrastructure provision; • Groundwater management; • Biodiversity survey and mitigation.

Market Drayton: Submission

Site Ref: MD041 / ELR024	Site Name: Land at Victoria Farm
Size (ha)	27.30
Indicative capacity	Site promoted for leisure, retail, hotel facilities.
General location	North of town.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Eastern part (just under half) within MSA.
Current use	Agricultural, comprising a number of separate fields. Shropshire Union Canal crosses site and includes mooring areas.
Topography	Flat
Adjoining land uses and boundary features	Hedgerows and mature trees within and surrounding site. A53 bypass along southern boundary, Maer Lane to north west, Betton Road to south east, Victoria Farm to north and further farm land to north east.
Local highway capacity/ constraints	Access not currently acceptable, could would be easily achievable based on development scale Cycle score - Access acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	NSLSS assessed south west triangle within site, between canal and A53 as high sensitivity, with low capacity for both employment and housing. Site visible from road, but well screened from the settlement. The site is very much part of the rural landscape presenting a pastoral backdrop to canal users.
Planning history or designations	No planning history. NSLP policies protect setting of canal.
Land ownership, land agreements and delivery statements	Promoted by agent for landowner along with MD040 for waterside leisure including marina basin, retail, garden centre and hotel and conferencing facilities.
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment.
Other constraints	
General site related benefits	
Transport and	

Market Drayton: Submission

Highways related benefits	
Strategic fit	Market Drayton lacks small business space, grow-on units and freehold industrial premises given its size. The town has a reasonable supply of workshops and available employment land. High priority is given to new allocations in Market Drayton, given the need to sustain economic growth in the north of the County and to serve the needs of significant local employers. At 8.50 ha, Muller's expansion site represents a significant proportion of the land supply in Market Drayton. BE Group therefore recommend that additional land allocation allowance be made in Market Drayton to ensure an adequate supply of land. This site is recommended by BE as a potential allocation to help deliver identified needs.
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a conservation area. Possible setting issues for Conservation Area.
Biodiversity	Water vole records close by. 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 250m) ▪ Water vole ▪ Reptiles Adjacent to environmental network. Potential environmental network enhancement.
Trees	Large site with hedges and few trees
Environmental Health	No comments
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	0.07% of the site is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site has highly permeable geology and there are unlikely to be concerns over groundwater pollution.
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)

Market Drayton: Submission

	prepared by CH2M. Whilst the proposed employment development is a 'less vulnerable' use, the proposed development cannot be fully accommodated within Flood Zone 1. A site specific Flood Risk Assessment is required especially to identify the residual risk from the adjoining Shropshire Union Canal (potentially requiring an 8m undeveloped buffer) and the extent of Flood Risk from the ordinary watercourse across the site during the 1 in 100 year climate change event with the potential to explore changes to the boundary of the site allocation to accommodate development on land in Flood Zone 1.
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of the bypass to link the two employment areas at Sych Farm and the proposed Müllers' expansion. 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 greenfield land in agricultural use which is crossed by the Shropshire Union Canal. Although, the Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space and children's play area and part of the site is close to a primary school, there is a need to cross the A53 bypass to access some of these facilities within 10 minutes walking distance. The site is not within Flood Zones 2 or 3. The site scores negatively on agricultural land quality, approximately 25% in the north east has been assessed as grade 2 and the remainder grade 3. The site is within the buffer zone of the Shropshire Union Canal Conservation area and there may be setting issues associated with development of the site.

There are wildlife issues including potential water voles which would need to be surveyed and a high risk of groundwater flooding. The south western part of the site was assessed through the North Shropshire Landscape Sensitivity and Capacity Study 2008 as having high landscape sensitivity with no capacity for housing or employment. The site is divorced from the rest of the town by the presence of the bypass and, In the light of this, it is not proposed to allocate the site for development in the SAMDev Plan.

Conclusion

Potential windfall site	No
Realistic site	Yes, part of site as employment allocation.

Recommendation

Preferred option	Yes, part of site as employment allocation.
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none"> • Access and infrastructure provision; • Development would need to have regard to setting of Shropshire Union Canal; • Surface Water modelling; • Groundwater management; • Biodiversity survey and mitigation.

Market Drayton: Submission

Market Drayton: Submission

Site Ref: ELR025 (MD002 / MD042)	Site Name: Land adjacent to Westways, Adderley Road (north), Market Drayton
Size (ha)	5
Indicative capacity	Possible employment potential.
General location	North of town centre and A53 bypass, west of Adderley Rd
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Approx 80% of site within MSA – southern portion.
Current use	Agriculture
Topography	Fairly flat
Adjoining land uses and boundary features	Single dwelling to north. Hedgerows and post and rail fencing. Some mature trees in hedgerow. Bypass to south and Adderley Road roundabout to south east. Existing livestock market and Sych Farm employment area to the east on the opposite side of Adderley Road.
Local highway capacity/ constraints	Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	NSLSS – medium/high landscape sensitivity, with medium/low capacity for housing and medium capacity for employment. Site clearly outside settlement boundary and is part of wider rural landscape.
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted. Single landownership
Access to services/employment areas	Market Drayton is identified as a principal centre in the Core Strategy and as such provides a wide range of services, facilities and employment. However, this site is situated on the opposite side of the bypass from the town and the presence of the road forms a barrier to access to these facilities for pedestrians and cyclists. Close to Sych Farm employment area.
Other constraints	Noise from bypass. Access unlikely to be achievable if developed in isolation, due to proximity of bypass. Wet area in centre of site at time of site visit.
General site related benefits	n/a
Transport and Highways related	n/a

Market Drayton: Submission

Site Ref: ELR025 (MD002 / MD042)	Site Name: Land adjacent to Westways, Adderley Road (north), Market Drayton
benefits	
Strategic fit	Market Drayton lacks small business space, grow-on units and freehold industrial premises given its size. The town has a reasonable supply of workshops and available employment land. High priority is given to new allocations in Market Drayton, given the need to sustain economic growth in the north of the County and to serve the needs of significant local employers. At 8.50 ha, Muller's expansion site represents a significant proportion of the land supply in Market Drayton. BE Group therefore recommend that additional land allocation allowance be made in Market Drayton to ensure an adequate supply of land.
Other relevant information	Not serviced; Footway along road frontage; Availability 5+ years; Promoted for residential development although identified on GIS as potential employment allocation.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats (trees) ▪ Great crested newts (pond on site) ▪ 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 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 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). Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Significant local support for expansion to the north and north-west, outside the A53 bypass. • Market Drayton is severely constrained on its southern, eastern, south-eastern and south-western sides by flood plain, environmental designations and historic parkland. • Land within the A53 bypass is generally built up or generally committed for development. • In order to protect and maintain existing green areas within the town, development must be allowed to the north/northwest of the bypass; • Land at the western end of town is too far from town centre to be sustainable.
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Market Drayton: Submission

	<ul style="list-style-type: none">• Existing and committed development at Sych Farm is obvious nucleus for expansion.• Some support for the transfer of the Greenfields Sports Centre across Bypass
Statutory bodies responses to date	n/a

Site Assessment Summary

The site consists of two fields in agricultural use, located to the north of the town adjoining the A529 and north of the A53 bypass. The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk as none of the site is within Flood Zones 2 or 3. Whilst the site is within 480 minutes or 10 minutes' walk from amenity green space and a children's play area, there would be a need to cross the A53 to access it. It scores negatively on access to public transport and primary school and on agricultural land quality which has been assessed as grade 3.

The site is separated from the rest of the town by the presence of the A53. There is a medium risk of groundwater flooding. There would be a need for wildlife surveys prior to any development. The site is close to the Sych Farm Business Park, but expansion of employment uses onto this site would open up a new area of countryside beyond the bypass for development, whereas additional employment growth could be accommodated off the existing site. On balance the site is not considered suitable for allocation for development in the current Plan.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – Good strategic location but alternative sites are preferable.
If Yes, Key Development Issues from Assessment	n/a

Market Drayton: Submission

Site Ref: ELR026 (MD008)	Site Name: Land west and east of Tern Valley (North), between Shrewsbury Road and A53, Market Drayton
Size (ha)	2
Indicative capacity	Industrial / office
General location	Southwest of town centre, south of A53 bypass and north of Shrewsbury Rd
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes. Mineral Safeguarding Area
Current use	Grazing.
Topography	Flat
Adjoining land uses and boundary features	Hedges to south and east and post and rail fencing elsewhere. Site forms triangle of land between bypass to north, Mullers roundabout to west and Shrewsbury Road to south. Neighbouring residential property to east is empty but recently sold (stc). Muller factory on opposite side of road to south.
Local highway capacity/constraints	Access not currently acceptable, could would be easily achievable based on development scale Cycle score - Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> - New primary school provision in western part of town - Assessment of local flood risk - Electricity upgrades to reinforce supply - Additional electricity reinforcements for employment land - Junction capacity and safety improvements where necessary to facilitate development - Car and cycle parking facilities for new development - Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large scale residential development (50+ dwellings) - Bus infrastructure (eg stops and shelters, bus gates) where necessary to serve new development - Subsidy for bus service improvements to improve service to development sites – retail or employment or large scale residential developments (50+ dwellings)
Inherent landscape character²	Typical edge of town character. Low quality landscape. Area dominated by Muller factory, bypass and roundabout.
Planning history or designations	Within development boundary Eastern plot is partly within existing employment allocation E3b: Land North of Tern Valley Business Park.
Land ownership, land agreements and delivery statements	Single landowner Site promoted.
Access to services/employment areas	More distant from town centre services than alternative sites to the north of Market Drayton
Other constraints	Noise from bypass. Proximity to roundabout.
General site related benefits	The promoter points out that site is unsightly and attracts anti-social behaviour. It is visually prominent on the approach into the town and creates a negative image. Development would have the benefit of improving site.

Market Drayton: Submission

Site Ref: ELR026 (MD008)	Site Name: Land west and east of Tern Valley (North), between Shrewsbury Road and A53, Market Drayton
Transport and Highways related benefits	n/a
Strategic fit	Market Drayton lacks small business space, grow-on units and freehold industrial premises given its size. The town has a reasonable supply of workshops and available employment land. High priority is given to new allocations in Market Drayton, given the need to sustain economic growth in the north of the County and to serve the needs of significant local employers. At 8.50 ha, Muller's expansion site represents a significant proportion of the land supply in Market Drayton. BE Group therefore recommend that additional land allocation allowance be made in Market Drayton to ensure an adequate supply of land. These sites could provide expansion space for Muller / Culina if required.
Other relevant information	Site is already within development boundary so nothing to prevent development coming forward under existing policies. Not serviced Availability 1-3 years

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments at this stage
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	Site sandwiched between 2 main roads and near established industrial site. Müllers' expansion planned on land to NW of roundabout - noise controls assessed as part of application were based on location of existing dwellings. New development in this location may not have sufficient protection from noise. AVOID
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	4.44 % of the site is susceptible to More Zone surface water flooding
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). Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments at this stage
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Significant local support for expansion to the north and north-west, outside the A53 bypass. • Market Drayton is severely constrained on its southern, eastern, south-eastern and south-western sides by flood plain, environmental designations and historic parkland. • Land within the A53 bypass is generally built up or generally committed for development.
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Market Drayton: Submission

	<ul style="list-style-type: none"> • In order to protect and maintain existing green areas within the town, development must be allowed to the north/northwest of the bypass; • Land at the western end of town is too far from town centre to be sustainable. • Existing and committed development at Sych Farm is obvious nucleus for expansion. • Some support for the transfer of the Greenfields Sports Centre across Bypass
Statutory bodies responses to date	n/a

Site Assessment Summary

The site is located on the western approach to the town between the bypass and Müller dairy. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and on flood risk. It scores negatively on access to a primary school, any areas of open space or recreation and on agricultural land quality which is assessed as Grade 2. The site is however, separated from any wider areas of agriculture by the bypass and its agricultural value may be limited by this.

The site is near to the Tern Valley Business Park, which is an established industrial estate and directly opposite Müller dairy as well as adjoining the A53 and a roundabout junction. The Environmental Health Team has advised that residential development should not be considered it would not have sufficient protection from noise. In addition, Müllers' has planning permission for a further expansion of to the north of this site beyond the bypass. There is medium risk of groundwater flooding and a small part of the site is susceptible to surface water flooding. If development were proposed there would be a need for wildlife surveys. In view of the proximity to the Tern Valley Business Park and the A53 and noise associated with these, it is not proposed to allocate the site for development.

Conclusion

Potential windfall site	Yes. Within development boundary
Realistic site	No.

Recommendation

Preferred option	No. Site is within development boundary and could come forward for development under current policies.
If Yes, Key Development Issues from Assessment	n/a