

Stoke Heath: Submission

Stage 1 Assessment:

Summary Sheet: Stage 1 Assessment

Settlement: Stoke Heath

Site Ref	Site Name	Stage 2	Comments
STH001	Land at the 'Old Camp'	Yes	
STH002	Land at the Club Dutton Close	Yes	

Stoke Heath: Submission

Stage 1 Site Assessment: Stoke Heath

Site ref: STH001		Site Name: Land at the 'Old Camp'	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	1.86ha
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	

Recommendation: *Site progressed to Stage 2*

Stoke Heath: Submission

Stage 1 Site Assessment: Stoke Heath

Site ref: STH002		Site Name: Land at The Club Dutton Close	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.86ha
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	

Recommendation: *Site progressed to Stage 2*

Stoke Heath: Submission

Site Assessment: Stage 2a

Settlement: Stoke Heath

Site ref: STH001		Site Name: Land at the 'Old Camp'		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Stoke Heath: Submission

Site ref: STH001		Site Name: Land at the 'Old Camp'		
	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	-	

Stoke Heath: Submission

Site Assessment: Stage 2a

Settlement: Stoke Heath

Site ref: STH002		Site Name: Land at The Club Dutton Close		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	

Stoke Heath: Submission

Site ref: STH002		Site Name: Land at The Club Dutton Close		
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

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

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

Stoke Heath: Submission

Site Ref: STOK002 (STH001)	Site Name: Land at the 'Old Camp'
Size (ha)	1.86ha
Indicative capacity	The site is being promoted to accommodate around 25 dwellings
General location	Off Warrant Road to the south of Chapel Lane
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Former military site
Topography	Relatively flat
Adjoining land uses and boundary features	Small group of ribbon development to the south comprising approx. 5 dwellings. Agricultural land to the north and west. Warrant Road runs along the eastern boundary of the site.
Local highway capacity/ constraints	Access acceptable, subject to design and safety criteria. Pedestrian access improvements may be required.
Other critical infrastructure constraints¹	None identified
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 low.
Planning history or designations	Previous permission sought with North Shropshire Local Council for erection of an agricultural building for crop storage (NS/05/01119/FUL)
Land ownership, land agreements and delivery statements	Promotion of site for residential development
Access to services/employment areas	The site is separated from existing residential development within Stoke Heath with limited access to services and employment areas.
Other constraints	Site is within an area with a potentially contaminative use (former military site)
General site related benefits	Redevelopment of a brownfield site
Transport and Highways related benefits	None identified
Strategic fit	Development of this site allows for redevelopment of a derelict site
Other relevant information	None identified

Comments from internal consultees	
Heritage	Site comprises part of a WWII era military site. Heritage Assessment comprising a Level 1/2 buildings assessment required
Biodiversity	The site is adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17. Great Crested Newts 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

Stoke Heath: Submission

	commence. In addition the following surveys will be needed before development could commence: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats
Trees	No tree constraints on the site
Public Protection	Potentially contaminated land due to past military use which would need to be investigated as part of any development proposal.
Drainage: Watercourse flooding	Site is at low risk from fluvial flooding
Drainage: Surface water flooding	Site is at low risk from pluvial flooding
Drainage: Groundwater flooding	No comments for this site
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.
Countryside	No significant impact

Community consultation response	The site was not identified until Revised Preferred Options, following late support from the Parish Council to the identification of Stoke Heath as a Community Hub. As a result of this late support, extensive local consultation was undertaken by the Parish Council via a village newsletter, Parish Council meeting and community questionnaire. The Revised Preferred Options consultation identified some support for this site as a suitable location for limited housing development although concerns were raised about the need to maintain existing open spaces, with a preference for spreading any development across more than one site. 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 specific to this site.

Site Assessment Summary

This brownfield site comprises a former military camp, which is located along Warrant Road to the south of Chapel Lane. It is surrounded by agricultural land, although a small group of housing does exist to the south which forms some ribbon development along Warrant Road.

The stage 2a assessment (sustainability appraisal) is considered to be positive in terms of access to a bus service and is not considered to be impacted by impacted by landscape sensitivity or flood risk. However, the site does score negatively in relation to potential land contamination, proximity to a primary school, access to local parks and gardens, amenity greenspace and children's recreation 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 is thus judged to be fair.

The 2b assessment identifies the potential land contamination to be the main site constraint, given the former use of the site as a military camp. This would need to be investigated as part of any development proposal.

Whilst the site was consulted upon at a late stage in the plan preparation (Revised Preferred Options) the Parish Council have undertaken extensive community consultation at the local level. Whilst the majority of respondents at Revised Preferred Options were in favour of an alternative

Stoke Heath: Submission

development site, views were relatively split, with a number of respondents indicating preference to spread development across more than one site. Whilst this site provides a good opportunity for redevelopment of a derelict military camp, it is separated from existing residential development within Stoke Heath and has limited access to services and facilities. As such, the site is considered to be most suitable for low impact employment uses which reflect the rural character of the area both visually and in terms of traffic and activity levels that will be generated. In addition, there is an aspiration for small scale development within Stoke Heath which can be accommodated on the Dutton Close site, which provides a natural extension to the existing residential area, with the added community benefit of retaining and enhancing the play area for community use.

Conclusion

Potential windfall site	No
Realistic site	Yes – for low impact employment use

Recommendation

Preferred option	No
-------------------------	----

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.

Stoke Heath: Submission

Site Ref: STOK003 (STH002)	Site Name: Dutton Close
Size (ha)	2ha
Indicative capacity	Promoted for residential use; 20-25 houses
General location	End of cul-de-sac off Dutton Close
Brownfield or Greenfield	Part brownfield, part greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Front of site comprises a derelict social club and an existing recreation area which is on lease to the community. The rear of the site is an open field which borders the existing built development at Dutton Close and includes a boundary of well established woodland adjacent to the main road. The site is currently being marketed as a development opportunity by S&J Property Centres Ltd.
Topography	Fairly flat near Dutton Close, rising slightly to the southern and eastern end of the site
Adjoining land uses and boundary features	Western boundary is well established woodland. Warrant Road to the west of the site. Northern and eastern boundary adjoining existing residential development. Access from the northern boundary via existing former social club.
Local highway capacity/ constraints	Access achievable via Dutton Close which is considered to be acceptable, subject to design and safety criteria. Pedestrian access improvements may be required along Warrant Road.
Other critical infrastructure constraints	None identified
Inherent landscape character ¹	The site does not form part of the North Shropshire Landscape Sensitivity Study. However, the Stage 2a assessment identifies the landscape sensitivity to be low.
Planning history or designations	Part of the site has planning consent for recreational use
Land ownership, land agreements and delivery statements	Promotion from owner of site for residential development. Recreational site has a 5 year lease, which is to be retained through the development process
Access to services/employment areas	Within easy walking distance of a bus stop with a regular bus service. Site adjacent the existing built area of the village.
Other constraints	Existing recreational area on lease but can be retained as a community facility as part of the site development. The western boundary of the site consists of established woodland which must be retained.
General site related benefits	Redevelopment of a brownfield site comprising a derelict social club. Retention of recreational site for long term community benefit.
Transport and Highways related benefits	None identified
Strategic fit	Development of this site allows for small scale development on a brownfield site which enables the retention of an existing recreational facility.
Other relevant information	None identified

Stoke Heath: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments for this site
Biodiversity	The site is adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17. Great Crested Newts 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: <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats
Trees	Trees cover quite a lot of the site (around 50%) and will therefore need to be considered as part of any development proposal
Environmental Health	Whilst the site is adjacent to military land there are no known land contamination issues.
Drainage: Watercourse flooding	Site is at low risk from both fluvial flooding
Drainage: Surface water flooding	Site is at low risk from pluvial flooding
Drainage: Groundwater flooding	No comments for this site
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.
Countryside	No comments for this site
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.

Community consultation response	The site was not identified until Revised Preferred Options, following late support from the Parish Council to the identification of Stoke Heath as a Community Hub. As a result of this late support, extensive local consultation was undertaken by the Parish Council via a village newsletter, Parish Council meeting and community questionnaire. The Revised Preferred Options consultation identified majority support, including the Parish Council, for this site as a suitable location for limited housing development. 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 specific to this site

Site Assessment Summary

This part brownfield site is adjacent to existing residential development off Dutton Close and incorporates redevelopment of the derelict social club in addition to some greenfield development to the rear of the site. The site is bounded by existing residential development to the north and east and Warrant Road to the west. The western part of the site comprises established woodland which should be retained as part of any development proposal, providing a green edge between the site and Warrant Road. The northern part of the site incorporates an existing recreational facility and

Stoke Heath: Submission

development of the site does provide the opportunity to secure this facility for long term community use.

The Stage 2a assessment (sustainability appraisal) is considered to be positive in terms of access to a bus service and a children's play area. In addition, the site is not impacted by landscape sensitivity, flood risk or land contamination. However, the site does score negatively in relation to proximity to a primary school and local parks and gardens. All other objectives are neutral. The overall sustainability is thus judged to be good.

The 2b assessment identifies the tree cover on the site to be the main constraint. However, this tree cover provides a natural boundary to the site, particularly along Warrant Road and whilst this does need to be considered as part of site design, it is not considered to constrain development of the site.

Whilst the site was consulted upon at a late stage in the plan preparation (Revised Preferred Options) the Parish Council have undertaken extensive community consultation at the local level. The majority of respondents at Revised Preferred Options were also in favour of development of the site for housing. In addition, the site provides a natural extension to the existing residential development at Dutton Close. It also provides the opportunity to redevelop a brownfield site and to secure and enhance the existing play area for long term community use.

Conclusion

Potential windfall site	No
Realistic site	Yes for housing only. The sustainability of the site is good and the capacity for housing is high. There is community support for some limited housing. Redevelopment of this brownfield site also provides the opportunity to enhance and secure the existing recreational facility.

Recommendation

Preferred option	Yes for housing development and with the following provisos Play area to be retained and enhancement of existing recreation facilities Retention of existing trees
-------------------------	---

Notes

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.