

## Minsterley: Submission

### Stage 1 Assessment:

#### Summary Sheet: Stage 1 Assessment

Settlement: Minsterley

Site Ref	Site Name	Stage 2	Comments
MIN0002	Land at Hall Farm	Yes	Mixed use site
MIN0003	Land off Willow Park	No	Planning permission for housing implemented. 30% of site in FZ3
MIN004/R*	Land at The Coach Depot and The White House	No	Designated as employment land in the current local plan. Permission granted for mixed use 12 business units and 13 dwellings Site in development boundary
MIN005/R	Land off The Grove	Yes	North eastern edge of site in flood zone
MIN0006	Land off Park Meadow	No	Affordable housing exception site
MIN007/R	Land off Callow Lane	Yes	Site partially built Eastern boundary adjoining SSSI
MIN008	Land at Park Meadow	No	Too small
MIN009	Minsterley cemetery	No	Site not well related to development boundary and in use as a cemetery
MIN014	Playing Field to the rear of Callow Lane	Yes	
MIN015	Land at Hall Farm	Yes	
MIN016	Land to rear of The Grove	Yes	
MIN017	Land No 9 Little Minsterley and land to the rear	Yes	
MIN0018	Land to rear of Meadowbrook	Yes	Assessed for housing and employment . Approx 1/3 of north-central portion of site affected by flooding
MIN0019	Land adj. to The Grove, Minsterley	No	Not well related to the development boundary and the majority of the site is in Flood Zone 3
MIN0020	Land off Leigh Road, Minsterley	Yes	
MIN0021/ELR001	Land at Malehurst	Yes for employment only	Identified as an employment site ELR001 & adjoining existing industrial area.
MIN0022	Land adj. Woodhouse Farm, Minsterley	No	Not well related to development boundary
MIN0023	Land south of the A488	Yes	
MIN0024	Land north east of Hogarth Close	Yes	

## Minsterley: Submission

Site Ref	Site Name	Stage 2	Comments
MIN0025	Land south of Callow Lane	No	Does not adjoin development boundary and site is a designated SSSI
MIN0027	Land at Minsterley	Yes	
MIN0028	Land north west of Minsterley	Yes	
MIN0029/09	north of Bath Arms	No	Nearly all site in Flood Zone 3

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### Stage 1 Site Assessment: Minsterley

Site ref: MIN0002		Site Name: Land at Hall Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation:** Site progressed to Stage 2 assessment

## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN0003		Site Name: Land off Willow Park	
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	Planning permission for housing SY2000/00987 now completed
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	Y	About 30% of site in FZ 3
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation:** Site **not** progressed to Stage 2 as planning permission for housing implemented

## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN004/R*		Site Name: Land at The Coach Depot and The White 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	Y	Designated as employment land in the current local plan. Permission for mixed use ( 12 business units & 13 dwellings) on site allowed at appeal (10/01754/REF)
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	In 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 <sup>1</sup>	N	Site promoted

**Recommendation:** Site **not** progressed to Stage 2 assessment as permission granted for housing

## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN005/R		Site Name: Land off The Grove	
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	North eastern edge of site in flood zone
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation:** Site progressed to Stage 2 assessment

## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN0006		Site Name: Land off Park Meadow	
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 built SY/2008/01251. Planning Permission granted for 8 affordables on remainder 11/01280/FUL
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
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 <sup>1</sup>	N	Site promoted

**Recommendation:** Site **not** progressed to Stage 2 assessment as has permission for housing

## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN007/R		Site Name: Land off Callow 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 partly built out- 09/02262/FUL (20 Aug 2009) Permission granted for erection of 9, two bedroomed and 10, three bedroomed affordable dwellings. 2/3 or so of site remaining.
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 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	SSSI adjoining eastern site boundary site
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 <sup>1</sup>	N	Site promoted

**Recommendation:** Site progressed to Stage 2 assessment



## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN008		Site Name: Land at Park Meadow	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.058ha
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 <sup>1</sup>	N	Site promoted

**Recommendation:** Site **not** progressed to Stage 2 as too small

## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN009		Site Name: Minsterley cemetery	
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 in use as a cemetery
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Not well related to 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 <sup>1</sup>	N	Site promoted

**Recommendation:** Site **not** progressed to Stage 2 as not well related to development boundary and in use as a cemetery

## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN014		Site Name: Playing Field to the rear of Callow 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	Open space with Recreational Use
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	Majority adjacent 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	Adjoining SSSI
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 <sup>1</sup>	N	Site promoted

**Recommendation:** Site progressed to Stage 2 assessment

## Minsterley: Submission

### Stage 1 Site Assessment: *Minsterley*

Site ref: MIN015		Site Name: Land at Hall 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	Most of site adjacent 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 <sup>1</sup>	N	Site promoted

**Recommendation:** Site progressed to Stage 2 assessment

## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN016		Site Name: Land to rear of The Grove	
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	Southern boundary of site adjacent development boundary and site well related to MIN028 & MIN020
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 <sup>1</sup>	N	Site promoted

**Recommendation:** Site progressed to Stage 2 assessment

## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN017		Site Name: Land No 9 Little Minsterley and land to the rear	
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 development boundary, also well related to MIN023 & MIN024
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 <sup>1</sup>	N	Site promoted

**Recommendation:** Site progressed to Stage 2 assessment

## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN0018		Site Name: Land to rear of Meadowbrook	
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 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*	Approx 1/3 of north-central portion of site affected
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation:** Site progressed to Stage 2 assessment

## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN0019		Site Name: Land adj. to The Grove, Minsterley.	
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	A building on the 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.	Y	Only small part of site adjoins development boundary – not well related to existing built up edge
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	Majority of site Flood zone 3
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation:** Site not progressed to Stage 2 as it is not well related to the development boundary and the majority of the site is in Flood Zone 3



## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN0020		Site Name: Land off Leigh Road, Minsterley.	
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	Well related to existing built edge and adjacent 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 <sup>1</sup>	N	Site promoted

**Recommendation:** Site progressed to Stage 2 assessment

## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN0021/ELR001		Site Name: Land at Malehurst.	
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	Identified as an employment site & adjoining existing industrial area.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site isolated and not related to development boundary of either Minsterley or Pontesbury
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 <sup>1</sup>	N	Site promoted

**Recommendation:** Site progressed to Stage 2 assessment for potential employment use

## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN0022		Site Name: Land adj. Woodhouse Farm, Minsterley.	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Not well related to the 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 <sup>1</sup>	N	Site promoted

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

## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN0023		Site Name: Land south of the A488	
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*	Identified as an employment 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	Only SW corner of site adjoins development boundary, relationship improves when considered with other potential sites MIN17 & 18
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 <sup>1</sup>	N	Site promoted

**Recommendation:** Site progressed to Stage 2 assessment

## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN0024		Site Name: Land north east of Hogarth Close	
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	Part adjoining development boundary together with relationship to other built development on edge of settlement & potential sites MIN 17 , /25/ 007R
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	SSSI to south but separated by access track
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	280m from scheduled ancient monument
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 <sup>1</sup>	N	Site promoted

**Recommendation:** Site progressed to Stage 2 assessment

## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN0025		Site Name: Land south of Callow 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*	If considered on own does not adjoin development boundary but would form grouping adjoining development boundary with MIN007/R & 24
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	Y	Site is a designated SSSI therefore not appropriate for development
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	270m from scheduled ancient monument
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 <sup>1</sup>	N	Site promoted

**Recommendation:** Site **not** progressed to Stage 2 assessment as not well related to development boundary and designated as a SSSI

## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN0027		Site Name: Land at Minsterley	
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		
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 & enhanced relationship to development boundary when considered together with sites MIN006
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 <sup>1</sup>	N	Site promoted

**Recommendation:** Site progressed to Stage 2 assessment

## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN0028		Site Name: Land north west of Minsterley	
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*	Part of site boundary adjacent development boundary but relationship improved when considered with MIN06 & 20
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 <sup>1</sup>	N	Site promoted

**Recommendation:** Site progressed to Stage 2 assessment



## Minsterley: Submission

### Stage 1 Site Assessment: Minsterley

Site ref: MIN0029/09		Site Name: North of Bath Arms	
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 development boundary- separated by brook to western side, but reasonably related to settlement
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	Nearly all site in Flood zone 3
9	Site not currently promoted <sup>1</sup>	N	Site promoted

**Recommendation:** Site **not** progressed to Stage 2 assessment as almost all is in flood zone 3

## **Minsterley: Submission**

### **Note for Stage 1 assessment:**

1. Currently promoted is defined as information submitted through any one of the following mechanisms:
  - i) Predecessor local authority Local Plan Reviews or Local Development Framework preparation and subsequently confirmed to Shropshire Council
  - ii) SAMDev Issues and Options responses
  - iii) SHLAA call for sites and subsequently confirmed to Shropshire Council
  - iv) Shropshire Council's Employment Land Review

**Minsterley: Submission**

**Stage 2a Assessment:**

**Site Assessment: Stage 2a**

**Settlement: Minsterley**

<b>Site ref: MIN0002</b>		<b>Site Name: Land at Hall Farm</b>		
	<b>Criteria</b>	<b>SA Score</b>	<b>Assessment</b>	<b>Comments</b>
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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 <sup>2</sup>	-	0	moderate
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		

## Minsterley: Submission

Site ref: MIN0002		Site Name: Land at Hall Farm		
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"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> 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 <sup>5</sup>	-/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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Site shown as Grade 3 but is largely covered by existing buildings
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	On outer edge of buffer zone for historic landfill site at Willow Park, Minsterley.
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	

### 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

## Minsterley: Submission

3. and 4. Designated sites and their buffer zones

<b>Site designation</b>	<b>Buffer zone</b>	<b>Site designation</b>	<b>Buffer zone</b>
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

## Minsterley: Submission

### Site Assessment: Stage 2a

Settlement: Minsterley

Site ref: MIN005/R		Site Name: Land off The Grove		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			Majority of site within 480m of children's play area – northern portion excluded.
	▪ 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 <sup>2</sup>	-	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	

## Minsterley: Submission

Site ref: MIN005/R		Site Name: Land off The Grove		
	Criteria	SA Score	Assessment	Comments
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"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> 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 <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Extreme eastern edge in FZ2/FZ3
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

### Notes

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

## Minsterley: Submission

<b>Site designation</b>	<b>Buffer zone</b>	<b>Site designation</b>	<b>Buffer zone</b>
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



## Minsterley: Submission

### Site Assessment: Stage 2a

Settlement: Minsterley

Site ref: MIN007/R		Site Name: Land off Callow Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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 <sup>2</sup>	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		

## Minsterley: Submission

Site ref: MIN007/R		Site Name: Land off Callow Lane		
	Criteria	SA Score	Assessment	Comments
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"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	SSSI Minsterley Meadows,
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 <sup>5</sup>	-/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 <b>not</b> 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	SW extreme edge of site only within 250m of Willow Park historic landfill
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	

### Notes

Site Assessment: Stage 2a

Settlement: Minsterley

## Minsterley: Submission

Site ref: MIN014		Site Name: Playing Field to the rear of Callow Lane		
	Criteria	SA Score		Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			Site is a children's play area and a young people's recreational facility - Callow Crescent playing field
	▪ 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	-	
3b	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	0	
4	Landscape sensitivity high <sup>2</sup>	-	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	

## Minsterley: Submission

Site ref: MIN014		Site Name: Playing Field to the rear of Callow Lane		
	Criteria	SA Score		Comments
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	SSSI Minsterley Meadows
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	Three group TPOs Southern boundary of site, individual TPO on western boundary.
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

### Notes

1

Site Assessment: Stage 2a

Settlement: Minsterley

## Minsterley: Submission

Site ref: MIN015		Site Name: Land at Hall Farm		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			Majority of site within 480m of amenity green space Majority of site within 480m of children's play area Part of site within 480m of young people's recreational facility
	▪ 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 <sup>2</sup>	-	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	

## Minsterley: Submission

Site ref: MIN015		Site Name: Land at Hall Farm		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> <li>a World Heritage Site buffer zone</li> <li>300m of a Conservation Area</li> <li>300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Top NE edge of site in SSSI Minsterley Meadows 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 <sup>5</sup>	-/0		
10	Part of the site is within Flood Zone 3	-	-	South eastern edge of site within flood zone
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> 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	Majority of site within 250m of Historic landfill (Plox Green Rd and Willow Park)
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	

### Notes

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

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m

## Minsterley: Submission

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

## Minsterley: Submission

### Site Assessment: Stage 2a

Settlement: Minsterley

Site ref: MIN016		Site Name: Land to rear of The Grove		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			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 <sup>2</sup>	-	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	



## Minsterley: Submission

Site ref: MIN016		Site Name: Land to rear of The Grove		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> 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 <sup>5</sup>	-/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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

### Notes

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

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m

## Minsterley: Submission

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

## Minsterley: Submission

### Site Assessment: Stage 2a

### Settlement: Minsterley

Site ref: MIN017		Site Name: Land No 9 Little Minsterley and land to the rear		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			Majority of site is not within 480m of a young people's recreational facility
	▪ 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 <sup>2</sup>	-	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	

## Minsterley: Submission

Site ref: MIN017		Site Name: Land No 9 Little Minsterley and land to the rear		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> <li>a World Heritage Site buffer zone</li> <li>300m of a Conservation Area</li> <li>300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	SSSI Minsterley Meadows
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 <sup>5</sup>	-/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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

### Notes

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

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m

## Minsterley: Submission

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

## Minsterley: Submission

### Site Assessment: Stage 2a

Settlement: Minsterley

Site ref: MIN0018		Site Name: Land to rear of Meadowbrook		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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 <sup>2</sup>	-	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	

## Minsterley: Submission

Site ref: MIN0018		Site Name: Land to rear of Meadowbrook		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Minsterley Meadows SSSI 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 <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Part of central-north section of site is in 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 <b>not</b> 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	Note: There is a old railway line that runs just outside site

### 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

## Minsterley: Submission

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



## Minsterley: Submission

### Site Assessment: Stage 2a

Settlement: Minsterley

Site ref: MIN0020		Site Name: Land off Leigh Road, Minsterley		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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 <sup>2</sup>	-	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	

## Minsterley: Submission

Site ref: MIN0020		Site Name: Land off Leigh Road, Minsterley		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> <li>a World Heritage Site buffer zone</li> <li>300m of a Conservation Area</li> <li>300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> 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 <sup>5</sup>	-/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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

### Notes

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

Site designation	Buffer zone	Site designation	Buffer zone
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## Minsterley: Submission

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

## Minsterley: Submission

### Site Assessment: Stage 2a

Settlement: Minsterley

Site ref: MIN0023		Site Name: Land south of the A488		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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 <sup>2</sup>	-	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	

## Minsterley: Submission

Site ref: MIN0023		Site Name: Land south of the A488		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> <li>a World Heritage Site buffer zone</li> <li>300m of a Conservation Area</li> <li>300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Minsterley Meadows SSSI 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 <sup>5</sup>	-/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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

### Notes

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

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m

## Minsterley: Submission

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

## Minsterley: Submission

### Site Assessment: Stage 2a

Settlement: Minsterley

Site ref: MIN0024		Site Name: Land north east of Hogarth Close		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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 <sup>2</sup>	-	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	-	Scheduled Ancient Monument -Eastern Edge in Callow Hill Camp.
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

## Minsterley: Submission

Site ref: MIN0024		Site Name: Land north east of Hogarth Close		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> <li>a World Heritage Site buffer zone</li> <li>300m of a Conservation Area</li> <li>300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	SSSI Minsterley Meadows 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 <sup>5</sup>	-/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 <b>not</b> 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	+	Mining and quarrying shaft on site

### Notes

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- Sensitivity assessment based on the relevant Landscape Description Unit in the Shropshire Landscape Character Assessment
- and 4. Designated sites and their buffer zones

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m



## Minsterley: Submission

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

## Minsterley: Submission

### Site Assessment: Stage 2a

Settlement: Minsterley

Site ref: MIN0027		Site Name: Land at Minsterley		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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 <sup>2</sup>	-	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	

## Minsterley: Submission

Site ref: MIN0027		Site Name: Land at Minsterley		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> 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 <sup>5</sup>	-/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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

### Notes

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

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m

## Minsterley: Submission

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

## Minsterley: Submission

### Site Assessment: Stage 2a

Settlement: Minsterley

Site ref: MIN0028		Site Name: Land north west of Minsterley		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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 <sup>2</sup>	-	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	

## Minsterley: Submission

Site ref: MIN0028		Site Name: Land north west of Minsterley		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> 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 <sup>5</sup>	-/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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

### Notes

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

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m

## Minsterley: Submission

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

## Minsterley: Submission

### Housing Site Assessments: Stage 2b

<b>Site Ref: MIN002</b>		<b>Site Name: Hall Farm, Minsterley</b>	
<b>Size (ha)</b>	0.73		
<b>Indicative capacity</b>	For Revised Preferred Options there has been a submission for a mixed use on the site and for it to be considered together with part of site MIN015. Capacity was previously estimated ( at Preferred Options) to be 12 dwellings but actual capacity to be determined in accordance with heritage assessment and final uses proposed on the site. The number of dwellings will reflect possible conversions of existing farm buildings, other uses proposed, historic sensitivity and to reflect rural fringe nature of site.		
<b>General location</b>	On South western fringe of settlement –within existing development boundary		
<b>Brownfield or Greenfield</b>	Brownfield		
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	Mineral safeguarding area		
<b>Current use</b>	Farm buildings/yard. Appears not to be actively in farming use – some storage/workshop uses evident .		
<b>Topography</b>	Majority of site reasonably flat		
<b>Adjoining land uses and boundary features</b>	Minsterley Hall to the North .Agricultural to South, with residential bungalow adjoining. Grazing to rear (east). Hedgerow boundary running west-east from Hall Farm to Willow Park . Significant boundary to adjoining listed Minsterley Hall to North – wall and large trees. There is a hedgerow screen to front roadside boundary		
<b>Local highway capacity/ constraints</b>	There are two existing accesses to the site off Leigh Road. Access for vehicles, pedestrians and cyclists is acceptable		
<b>Other critical infrastructure constraints<sup>1</sup></b>	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> <li>• Upgrade to Sewage treatment Works- the Shropshire Water cycle study identifies that there is no current hydraulic capacity at the works but there is potential to create additional treatment capacity.</li> <li>• Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required.</li> <li>• Assessment of Surface water flood risk and management plan requirement</li> <li>• Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units</li> <li>• Highways &amp; transport infrastructure for new developments</li> </ul>		
<b>Inherent landscape character <sup>2</sup></b>	<p>There is an extensive range of buildings incorporating a mix of modern timber/corrugated sheeting/breeze block and older traditional brick and tile buildings in a variety of conditions. Some timber framing was evident in the buildings and this may have been the home farm for the adjoining Grade II* listed Minsterley Hall and therefore, a historic farm range.</p> <p>Landscape Assessment Report: Identifies the site within a much larger area ( MIN001) incorporating agricultural land to the South. It describes this area as an arable field with farm buildings that penetrates through to the sensitive traditional/original core of the village including hall and ultimately church. It forms the historic link between village &amp; countryside. On a gently rising ridge it is glimpsed /viewed from various directions including raised to</p>		



## Minsterley: Submission

	<p>the west and south and from the adjacent PROW. The report describes the area broadly as having low housing capacity with a need to retain the openness of the area &amp; the link between the core of the village and the landscape adjacent to the Minsterley Brook corridor.</p> <p>Site Appraisal : The site is incorporated in the broader landscape assessment of much larger site MIN001 which becomes more sensitive as you move further SW and away from established village edge. The Hall Farm buildings appear to be largely disused or under- used and would benefit from being brought back into active use with a mixed use/residential scheme( incorporating new build ) providing a means of achieving this. The farm buildings are a mixture of ages and types but OS base evidence indicates that they may be the Home Farm for the Grade 11* listed Minsterley Hall &amp; therefore could be treated as curtilage listed.</p>
<b>Planning history or designations</b>	Adjoining listed building
<b>Land ownership, land agreements and delivery statements</b>	Local landowner, site promoted by Roger Parry & Partners
<b>Access to services/employment areas</b>	The site is within easy walking distance of the school, play area, amenity green space a bus stop, with a regular service, the village facilities.
<b>Other constraints</b>	None identified at this stage
<b>General site related benefits</b>	Development of the site as part of a mixed use proposal has the potential to deliver economic, environmental and community benefits. Viable re-use, through the conversion would enable conservation of historic farmstead buildings which would be desirable outcome. Small scale employment enterprises could benefit the local economy bringing back into use an underused farm site and provide environmental benefits by improving the appearance of the site.
<b>Transport and Highways related benefits</b>	None identified at this stage
<b>Strategic fit</b>	Within existing development boundary
<b>Other relevant information</b>	The site is within the development boundary and supported by Minsterley Parish Council for housing. At Revised Preferred Options a revised proposal for a mixed use on MIN002 together with part of MIN015 to form an enlarged site was put forward. This included the allocation of additional land ( approx. 0.5 ha) which is part of MIN015. An illustrative scheme for the site shows demolition of modern farm buildings and conversion of existing historic building range to office, craft workshop and similar uses. New build housing, is shown on land released by demolition of buildings and the land to the South. An initial heritage assessment has been provided which suggests that historic range will be retained. This scheme requires refinement and any proposals for the site will be subject to detailed consideration in a planning application and any required listed building application .

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Site contains a large historic farmstead - historic buildings appraisal required prior to an application being submitted.
<b>Biodiversity</b>	GCN and otter records within 100m. 2km from Stiperstones & Hollies SAC. Environmental network enhancement potential.

## Minsterley: Submission

<b>Trees</b>	Initial comment that trees appear to be major constraint, requiring tree survey. Clarification was provided that main trees to boundary and adjoining identified site will need to be considered in any development scheme.
<b>Environmental Health</b>	Pollution no comment
<b>Drainage: Watercourse flooding</b>	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.
<b>Drainage: Surface water flooding</b>	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
<b>Drainage: Groundwater flooding</b>	The site has a very high risk of groundwater flooding (greater than 75%). This therefore needs to be taken into account in planning for new development
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	The Environment Agency indicated that groundwater is likely to be shallow at this site and there is potential for land contamination issues associated with the farming activities or the area's industrial mining heritage 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 Halcrow This indicates the risk of flooding from this site is low or can be managed appropriately.

<b>Community consultation response</b>	<p><i>Issues and Options</i></p> <p>Feedback on locally valued areas for protection most frequently identified broad areas for protection including the AONB, SSSIs &amp; areas of wildlife value, flood plain and playing fields. There were a number of objections to any greenfield development and it was suggested by a few respondents that there is a need to protect land at The Grove, with other areas mentioned less frequently.</p> <p>Responses showed little consensus in respect of preferred directions for growth but there was most support for development at Malehurst and to the South East &amp; south West in the area around Minsterley Primary School.</p> <p><i>Preferred Options</i></p> <p>A majority, 8 out of the 13 survey responses agreed with the allocation of the site for housing. Supporters identified that the site is previously developed land within the development boundary with scope for careful development. There was a specific comment from English Heritage requiring that the heritage asset be protected.</p> <p><i>Revised Preferred Options</i></p> <p>Of the 68 responses, opinion was divided and 43% supported the allocation and 46% not. The most common concerns related to the amount of housing proposed, lack of need for retail and environmental and amenity impacts. Support focused on the opportunity to improve local character, conserve buildings and provide retail. . English Heritage commented that development should safeguard heritage assets. Minsterley Parish Council indicated that they wished to continue to support the original proposals</p> <p>All summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
<b>Statutory bodies responses to date</b>	At preferred options stages English Heritage highlight that the allocation is adjacent to a Grade II* listed building and that the historic farm buildings may be deemed curtilage listed. Any development which would harm the heritage asset would not be supported by English Heritage and they suggest that the allocation should seek to

## Minsterley: Submission

	<p>secure the viable use and conservation of surviving historic buildings and enhance the significance of the listed building.</p> <p>At Final Plan they generally support the mixed use redevelopment of Hall Farm, Minsterley to secure an appropriate re-use and conservation of the historic farm buildings. The Council has liaised with English Heritage and proposes a Statement of Common Ground to address specific objections, including references to 'enabling' development. Proposed text modifications are set out as part of the Councils' published key issues and changes.</p>
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### Site Assessment Summary

This is a site with existing farm buildings within the existing development boundary on the south western edge of Minsterley. It comprises a farm yard site, with a large range of largely underused agricultural buildings in various conditions, including some modern, utilitarian structures and some with heritage value. The site adjoins Minsterley Hall, a significant listed building, therefore any development proposals would need to take into account the setting of this building as well as the intrinsic heritage value of the buildings. The site is accessible to the village centre and facilities. Risk of groundwater flooding issues would need to be taken into account in any development.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, a children's play area and flood risk. It is negative for access to the other three amenities and facilities, agricultural land quality and proximity to a former landfill site. However there is no identified provision in the village of a local park/garden or (semi)natural green space, therefore no sites in the village score positively in respect of these amenities. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be good.

The Stage 2b assessment identifies some constraints to development which would need to be considered as part of development design criteria. Significant benefit could be achieved in bringing the site and historic buildings back into reuse to secure the future of the heritage asset. There would also be positive environmental benefits resulting from the removal of large, utilitarian modern agricultural buildings. The site would need to be sensitively developed within the context of the heritage resource and other site constraints. There would be a need to ensure that retention of the historic farm buildings is secured as part of any scheme.

The use of the site for housing has been supported by the Parish Council. There was also evidence of support for the site from the Preferred Options consultation which recognised location within the development boundary and the opportunity to redevelop a site with existing buildings.

At revised preferred options a larger site was proposed including part of MIN015. As part of this a mixed use proposal was introduced for the site together with housing on adjoining land. There was a lack of community consensus on the revised proposal. However, significant weight has been attached to the desirability of securing the future of heritage assets and improvements in the appearance of the site and the sustainability gains of this. Additionally in considering development proposals, including commercial uses, consideration has been given to the origin of the site as a farm and potential to reinstate that use. There is also recognition of the location of MIN002 within the existing development boundary and recent Government provisions which have generally sought to encourage reuse of buildings.

### Conclusion

## Minsterley: Submission

<b>Potential windfall site</b>	<b>Yes</b> Could currently come forward as a site within existing development boundary.
<b>Realistic site</b>	<b>Yes</b> –The sustainability of the site is good, but capacity for housing/other uses potentially limited by the need for any scheme to conserve existing historic buildings and the setting. There are however potential conservation, economic and visual benefits in bringing the site and buildings into more beneficial use. The constraints identified by 2b assessment could be considered and dealt with as part of a development scheme.

## Recommendation

<b>Allocation in Final Plan</b>	<p><b>Yes-</b> With the following provisos:</p> <ul style="list-style-type: none"> <li>• Historic buildings appraisal is carried out and provides the basis for development proposals for the site</li> <li>• The development is designed to incorporate required open space respect heritage context and consider , ecological, tree, amenity , footpath and other constraints.</li> <li>• Potential groundwater flooding issues are taken into account.</li> </ul> <p>As part of a mixed use scheme the site should secure the retention of heritage assets, make a contribution to the local housing requirement, broaden opportunities for local employment/accommodation of existing local businesses.</p>
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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.

## Minsterley: Submission

<b>Site Ref: MIN005/R</b>	<b>Site Name: : Land off The Grove</b>
<b>Size (ha)</b>	2.81
<b>Indicative capacity</b>	Illustrative scheme submitted by Harris Lamb indicates 100 dwellings
<b>General location</b>	Comprises land to the north western side of the village with properties on Horsebridge Road & The Grove wrapping around the site to its Northern & Western boundaries. Thus the site adjoins and is contained by the existing development boundary.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	NO
<b>Current use</b>	Rough grazing
<b>Topography</b>	Reasonably level with slight land rise to the East
<b>Adjoining land uses and boundary features</b>	Site 'enclosed' by established residential properties to the west and north with the access road to The Grove directly bounding the northern side. To the South East /East industrial building of Rea Valley foods and Uniq Creamery are clearly visible. The Minsterley Brook forms boundary to the east. There are perimeter hedgerows with some significant trees.
<b>Local highway capacity/ constraints</b>	Access not currently acceptable, could/would be easily achievable based on development scale Cycle Access not currently acceptable, could/would be easily achievable based on development scale- Seek additional pedestrian access to south of site on B4387
<b>Other critical infrastructure constraints<sup>1</sup></b>	<p>Minsterley/Pontesbury Place Plan 2011/12:</p> <ul style="list-style-type: none"> <li>• Upgrade to Sewage treatment Works- the Shropshire Water cycle study identifies that there is no current hydraulic capacity at the works but there is potential to create additional treatment capacity.</li> <li>• Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required.</li> <li>• Assessment of Surface water flood risk and management plan requirement</li> <li>• Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units</li> </ul> <p>Also identified as a priority: Improvement / expansion of primary school facilities</p>
<b>Inherent landscape character<sup>2</sup></b>	Landscape Assessment Report: Identifies the site within a area ref MIN003 The area is described as having medium landscape sensitivity and being poorly drained. It also says that it lies on the valley floor adjacent to the Minsterley Brook & has a PROW running across it . It fulfils an important green corridor role which should be retained. However the area is enclosed to the north by housing & is visually dominated by the creamery to the south. The report describes the area having medium housing capacity for housing of away from the Minsterley Brook corridor and avoiding the floodplain. No capacity for employment is identified as it is overlooked by housing & is located away from the creamery complex.
<b>Planning history or designations</b>	No relevant designations or planning history currently identified
<b>Land ownership, land agreements and delivery statements</b>	None identified at this stage

## Minsterley: Submission

<b>Access to services/employment areas</b>	The site is within easy walking distance of a, play area(southern 50% ), amenity green space and a bus stop, with a regular service.
<b>Other constraints</b>	Footpath ;overhead lines cross the site. Whilst only small eastern part identified as being in flood zone.Right of Way across site.
<b>General site related benefits</b>	None identified at this stage
<b>Transport and Highways related benefits</b>	None identified at this stage
<b>Strategic fit</b>	None identified at this stage
<b>Other relevant information</b>	Whilst only small amount of land identified as flood zone local feedback and photographs suggest more extensive flooding. Also regarding highway access it was noted at the site visit that there is a limited road network & turning up the Grove from the North is difficult. Submitted information from the agents Harris Lamb provides an illustrative layout which indicates that that flood risk assessment , habitat survey and highways report information have been taken into account. With land having limited ecological value. Supporting information submitted by the agents also suggests that development will improve connectivity for local residents & that there is good accessibility to services & facilities.

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Site reputed to contain a medieval site - archaeological assessment and evaluation necessary prior to submission of an application.
<b>Biodiversity</b>	<p>There are known protected species adjacent to the site (Otters) but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Extended Phase 1</li> <li><input type="checkbox"/> Great Crested Newts</li> <li><input type="checkbox"/> Water voles</li> <li><input type="checkbox"/> Reptiles</li> <li><input type="checkbox"/> Otter</li> </ul> <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is also 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.</p> <p>An HRA is required as site is within 2km of Stiperstones and Hollies SAC</p>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	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. 1 historical watercourse flooding event has been recorded and 2 flood events have been reported by members of the public to the Flood Forum. 3.20% of the site is in Flood Zone 3a.
<b>Drainage: Surface water flooding</b>	0.71% of the site is susceptible to 30 year Deep zone surface water flooding.

## Minsterley: Submission

<b>Drainage: Groundwater flooding</b>	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, there is an unmapped small watercourse- Historical flooding, FZ3 inaccurate and much of site lower than watercourse.

<b>Community consultation response</b>	Feedback on locally valued areas for protection most frequently identified broad areas for protection including the AONB, SSSIs & areas of wildlife value, flood plain and playing fields. There were a number of objections to any greenfield development and a suggested need by a few respondents that there is a need to protect land at The Grove, with other areas mentioned less frequently. Responses showed little consensus in respect of preferred directions for growth but there was most support for development at Malehurst and to the South East & south West in the area around Minsterley Primary School. All summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement
<b>Statutory bodies responses to date</b>	No comments received

### Site Assessment Summary

This is a site closely adjoining existing development boundary on the north western side of Minsterley forming a green space close to housing. There are ecological and potential archaeological considerations and need to take into account trees and hedgerows and the footpath crossing the site. The site is well related to the existing village development and appropriate in landscape terms. However the current road network is constrained and there are groundwater & watercourse flooding issues that would need to be taken into account. It is accessible to village centre and facilities but not within easy walking distance of the school.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area. It is negative for access to the primary school, the other three amenities and facilities, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be medium/poor.

The Stage 2b assessment highlights flooding, archaeological and tree /hedgerow constraints and need to consider groundwater flooding, and ecological concerns. There is also a right of way across the site. Community consultation also identifies a need to protect land at The Grove.

### Conclusion

<b>Potential windfall site</b>	<b>NO</b>
<b>Realistic site</b>	<b>NO</b> flood risk, locally valued area & local road network constraints,

### Recommendation

## Minsterley: Submission

Preferred option	Not recommended for allocation
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## Minsterley: Submission

<b>Site Ref: MIN007</b>	<b>Site Name: Land off Callow Lane</b>
<b>Size (ha)</b>	1.95ha
<b>Indicative capacity</b>	32 ( phased, parish aspiration – final site extent to reflect buffer zone requirement) Developer indication of capacity approx. 55 dwellings
<b>General location</b>	The site is located on the eastern edge of village, adjoining recent residential development from which access could be achieved. Housing wraps around the site to the south and west and it also directly adjoins the development boundary to the West & South.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	Grassland, pasture.
<b>Topography</b>	Undulating, slightly elevated relative to adjoining developed area, drops to 'valley' to the east boundary.
<b>Adjoining land uses and boundary features</b>	The site adjoins an existing exception site affordable housing scheme. There are other more established residential properties to the west and south with agricultural use to the East. A SSSI immediately adjoins the site to the East with a rising, rural aspect to this eastern direction. There is potential to provide links to play facility to the South ( & other services and facilities). There is a patchy perimeter hedge with some significant trees, with new planting as part of buffer zone to existing development . There are also significant mature trees to SW corner with Callow Crescent.
<b>Local highway capacity/ constraints</b>	Access acceptable Cycle Access not currently acceptable, maybe achievable if full site was developed
<b>Other critical infrastructure constraints<sup>1</sup></b>	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> <li>• Upgrade to Sewage treatment Works- the Shropshire Water cycle study identifies that there is no current hydraulic capacity at the works but there is potential to create additional treatment capacity.</li> <li>• Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required.</li> <li>• Assessment of Surface water flood risk and management plan requirement</li> <li>• Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units</li> <li>• Highways &amp; transport infrastructure for new developments</li> </ul>
<b>Inherent landscape character <sup>2</sup></b>	<p>Landscape Assessment Report : area falls within MIN006. This identified the site as a county wildlife site &amp; sensitive ecologically and therefore having low capacity for housing. However, SWT have confirmed diminished ecological value &amp; declassification as a county site. The Report describes the site as forming ground rising from housing to the west and then falling to a small stream to the east and is relatively enclosed for a hillside position. Visually housing may be able to be accommodated.</p> <p>Site appraisal: The site retains a rural character but is closely associated with existing housing, which forms a strong, containing boundary to S &amp; W .</p>
<b>Planning history or designations</b>	Land forming northern part of originally submitted site MIN007/R built out , - 09/02262/FUL (20 Aug 2009) permission granted for erection of 9, two bedroomed and 10, three bedroomed affordable dwellings two thirds or so of site remaining.

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<b>Land ownership, land agreements and delivery statements</b>	Shropshire Homes.
<b>Access to services/employment areas</b>	The site is within easy walking distance of the schools, a bus stop with a regular service, the village centre and the main employment area. It is possible to enhance access by links to other public footpaths. Potential to provide footpath access to Callow Crescent from southern edge of site & potentially to the playing field.
<b>Other constraints</b>	None identified at this stage
<b>General site related benefits</b>	Creation of footpath link ; Parish Council wishing to use CIL to fund new changing rooms
<b>Transport and Highways related benefits</b>	None identified at this stage
<b>Strategic fit</b>	Nothing identified
<b>Other relevant information</b>	Site supported by Parish Council for 32 dwellings . Site promoter has submitted information identifying employment, services & facilities within proximity ; including school, post office , public house, parish hall, village shop facilities. Land confirmed to no longer to meet criteria for local wildlife site & buffer zone incorporation would protect SSSI. Developer highlights: landscape of limited value; agricultural land assessment submitted ( low agricultural quality);pedestrian access available to SW; access availability; no flood plain. Illustrative plan submitted. This shows a larger number of dwellings delivered on the site in phases but assumes buffer zone of width provided on adjoining site and no additional open space.

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comment
<b>Biodiversity</b>	SSSI adjoining eastern site boundary. Any development of remainder of the site must have a wider buffer between residential and SSSI if further development to be appropriate. Site forms important buffer to isolated meadow SSSI. Site 2km from Stiperstones & Hollies SAC Ecologist advice that adjoining SSSI could be impacted by increased recreational use potentially associated with development . However there is scope to manage potential impact , in particular there is a need to maintain a buffer zone & provide new open space (or improve access to existing). Buffer important, with landscaping strip to discourage access to SSSI .
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR ( MODERATE) CONSTRAINT. There are trees and hedgerows will need to be taken into account before development could commence.
<b>Environmental Health</b>	Pollution no comment
<b>Drainage: Watercourse flooding</b>	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.
<b>Drainage: Surface water flooding</b>	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
<b>Drainage:</b>	The site has a very high risk of groundwater flooding (greater than 75% ). This therefore needs to be taken into account in planning for new development).

## Minsterley: Submission

<b>Groundwater flooding</b>	
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	The Environment Agency record the presence of a watercourse within the site and note that further assessment/modelling would be needed to support any allocation i.e. to ascertain how much of the site is developable. 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 Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately. The planning application for development of the site should be informed by and supported by an appropriate Flood Risk Assessment.
<b>Community consultation response</b>	<i>Issues and Options</i> Feedback on locally valued areas for protection most frequently identified broad areas for protection including the AONB, SSSIs & areas of wildlife value, flood plain and playing fields. There were a number of objections to any greenfield development and a suggested need by a few respondents that there is a need to protect land at The Grove, with other areas mentioned less frequently. Responses showed little consensus in respect of preferred directions for growth but there was most support for development at Malehurst and to the South East & south West in the area around Minsterley Primary School. <i>Preferred Options</i> Survey responses were divided with objectors highlighting infrastructure limitations, flooding, ecological and heritage constraints impacts on the SSSI and character, including AONB, and traffic amongst other concerns.  All summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement
<b>Statutory bodies responses to date</b>	Natural England, March 2013 clarified original comments which indicated concern regarding development on a priority habitat indicating that an objection would not be maintained, subject to sensitive development of the site which safeguards the adjoining SSSI. It was suggested that policy wording should seek to secure the inclusion of a buffer and sensitive development. At Final Plan Natural England raised no objection supporting the requirement in the development guidelines for Callow Lane, Minsterley for the provision of a buffer zone and recommended that the buffer zone should include the creation of Priority Habitat. It is proposed that the wording of the development guidelines in S12A for Callow Lane, Minsterley should be amended to add this requirement.

### Site Assessment Summary

This is a greenfield site adjoining a recent affordable exception scheme and well related to the existing development boundary on the eastern edge of Minsterley. There are ecological considerations but it has been established that these can be mitigated. The site is well related to the existing village edge, easily accessible, appropriate in landscape terms and supported by the local Parish Council. Risk of groundwater & watercourse flooding along with ecological issues would need to be taken into account.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, three out of the five amenities and facilities and flood risk. It is negative

## Minsterley: Submission

for access to a local park or garden and an area of natural and semi-natural green space, proximity to Minsterley Meadows SSSI, agricultural land quality and proximity to a former landfill site. However there is no identified provision in the village of a local park/garden or (semi)natural green space, therefore no sites in the village score positively in respect of these amenities. All other sustainability objectives are neutral. On the basis that impacts on the SSSI can be mitigated, the overall sustainability of the site is judged to be fair to good

The Stage 2b assessment identifies some constraints to development which would need to be considered as part of development design criteria, including watercourse modelling, ecology considerations, groundwater flooding, landscaping, tree and hedgerow protection and provision of footpath links to recreational and other facilities. Up-to-date information regarding the potential risk of flooding on this site indicates that there is low flood risk on this site. This site would be in line with consultation feedback which identified a need to protect landscape and areas of ecological value and would help deliver sustainable development outside the main area of flood zone. . The Parish Council have indicated support for the allocation of 32 dwellings delivered in phases at this location.

### Conclusion

<b>Potential windfall site</b>	<b>NO</b> Not within development boundary but adjoins.
<b>Realistic site</b>	<b>Yes on the basis that ecological impacts can be mitigated.</b>

### Recommendation

<b>Allocation in Final Plan</b>	<p><b>Yes</b> site is supported by the Parish Council for 32 dwellings but the following provisos apply:</p> <ul style="list-style-type: none"> <li>• Ecological appraisal is carried out and provides the basis for development proposals for the site &amp; appropriate buffer zone provided</li> <li>• The development is designed to take into account existing important trees and hedgerows</li> <li>• Watercourse assessment and potential groundwater flooding issues are taken into account</li> <li>• Footpath link created to recreational and other facilities</li> </ul>
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## Minsterley: Submission

<b>Site Ref: MIN0014</b>	<b>Site Name: : Playing Field to the rear of Callow Lane</b>
<b>Size (ha)</b>	1.6
<b>Indicative capacity</b>	No specific information , range 32– 48 based on 20 to 30 dwellings per ha
<b>General location</b>	South eastern edge of village, western boundary (part) adjoining houses on Callow Crescent which form limit of existing development boundary.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	Playing field including basketball court & BMX course
<b>Topography</b>	Flat site but fairly elevated
<b>Adjoining land uses and boundary features</b>	Fringe of village site , predominately adjoined by agricultural land except where it adjoins the Callow Crescent to the Western boundary. There is security fence to this western boundary & a significant large tree which overhangs the site in a rear garden. Site is bounded by hedgerow/tree boundaries to the other boundaries, with significant large trees to the SE & SW boundaries. Site Northern boundary adjoins SSSI
<b>Local highway capacity/ constraints</b>	Access acceptable Cycle Access not currently acceptable, maybe achievable if full site was developed- Seek link through site 7
<b>Other critical infrastructure constraints<sup>1</sup></b>	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> <li>• Upgrade to Sewage treatment Works- the Shropshire Water cycle study identifies that there is no current hydraulic capacity at the works but there is potential to create additional treatment capacity.</li> <li>• Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required.</li> <li>• Assessment of Surface water flood risk and management plan requirement</li> <li>• Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units</li> <li>• Highways &amp; transport infrastructure for new developments</li> </ul>
<b>Inherent landscape character <sup>2</sup></b>	No direct reference in Landscape Assessment Report. Site not of significant landscape value as a flat man-made playing field landscape. It is elevated but reasonable well screened from adjoining wider countryside although SE boundary could do with some reinforcement. Considered site forms a visual buffer between village edge and surrounding countryside with land rising to the SE and Callow Hill.
<b>Planning history or designations</b>	Open space with active recreational use
<b>Land ownership, land agreements and delivery statements</b>	None identified at this stage
<b>Access to services/employment areas</b>	The site is within easy walking distance of the school,, amenity green space a bus stop, with a regular service, the village facilities.
<b>Other constraints</b>	Site Northern boundary adjoins SSSI, TPOs footpath & watercourse
<b>General site related benefits</b>	None identified

## Minsterley: Submission

<b>Transport and Highways related benefits</b>	None identified Existing access to site rather constrained as uses narrow access road serving properties on Callow Crescent. There is limited scope for improvement of this route as adjoined by property curtilages to one side and footpath & landscaped buffer along other side. Improved access would need to be gained via MIN007
<b>Strategic fit</b>	Nothing identified
<b>Other relevant information</b>	Nothing identified

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments received
<b>Biodiversity</b>	Any development of the site must have a wide buffer between residential and SSSI. Further development not really appropriate
<b>Trees</b>	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	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.
<b>Drainage: Surface water flooding</b>	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
<b>Drainage: Groundwater flooding</b>	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	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- Unmapped ordinary w/c on southern boundary of site

<b>Community consultation response</b>	<i>Issues and Options</i> Feedback on locally valued areas for protection most frequently identified broad areas for protection including the AONB, SSSIs & areas of wildlife value, flood plain and playing fields. There were a number of objections to any greenfield development and a suggested need by a few respondents that there is a need to protect land at The Grove, with other areas mentioned less frequently. Responses showed little consensus in respect of preferred directions for growth but there was most support for development at Malehurst and to the South East & south West in the area around Minsterley Primary School. All summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement
<b>Statutory bodies responses to date</b>	No comments received at this stage

## Site Assessment Summary

## Minsterley: Submission

This is a site in use as a recreational facility partly adjoining the existing development boundary on the south eastern edge of Minsterley. The site has a fringe of village aspect but is reasonably well related to the existing village edge and appropriate in landscape terms. Active use as a playing field/recreational facility, along with restricted access is however a significant constraint to development. Risk of groundwater & watercourse flooding along with ecological & TPO issues would also need to be taken into account. Impacts on SSSI could increase through development & loss of the recreational area.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, three out of the five amenities and facilities and flood risk. It is negative for access to a local park or garden, an area of natural and semi-natural green space, proximity to Minsterley Meadows SSSI and agricultural land quality. The assessment also shows (negatively) that the site contains a children's play area and a young person's recreational facility as well as having three group Tree Preservation Orders. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment identifies significant constraints to development, in particular use as a recreational facility, but also including, landscape buffer role, ecological considerations, watercourse & groundwater flooding issues, tree and hedgerow protection and footpath routes.

### Conclusion

<b>Potential windfall site</b>	<b>No</b> outside development boundary, in use as playing field & ecological constraints.
<b>Realistic site</b>	<b>No</b> in use as playing field & access constraints

### Recommendation

<b>Preferred option</b>	<b>Not recommended for allocation</b>
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## Minsterley: Submission

<b>Site Ref: MIN0015</b>	<b>Site Name: : Land at Hall Farm</b>
<b>Size (ha)</b>	17.56
<b>Indicative capacity</b>	No specific information, range 350– 527 based on 20 to 30 dwellings per ha.for whole site. For Revised Preferred Options a submission was received for approximately 0.5 ha of the northern part of the site (adjacent MIN002) to be brought forward as a housing allocation. The illustrative scheme shows a potential capacity of 17 dwellings but this incorporates part of MIN002. Actual capacity will be influenced by proposals for remainder of the site, historic sensitivity, other site constraints and the rural fringe nature of site and may be less .
<b>General location</b>	This is a large site on the south western fringe of settlement, adjoining Hall Farm building to the north. It directly adjoins the development boundary to its Northern and Eastern boundaries and extends into the countryside.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	Mineral Safeguarding Area to eastern side of site
<b>Current use</b>	Agriculture and grazing
<b>Topography</b>	Undulating land rising to the SW
<b>Adjoining land uses and boundary features</b>	Comprises land to South Western rural fringe of village, lying directly to the south of Hall Farm buildings. It adjoins a single detached bungalow on B4499. The site also adjoins the modern estate development( Willow Park) which is clearly visible to the East. It forms part of grouping with site MIN002.It directly adjoins the development boundary to its Northern and Eastern boundaries and opens up into countryside to the South.
<b>Local highway capacity/ constraints</b>	Access is dependent upon another site being developed- Depending on site 2 and also seek connection to Plox Green Road Cycle Access not currently acceptable, maybe achievable if full site was developed
<b>Other critical infrastructure constraints<sup>1</sup></b>	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> <li>• Upgrade to Sewage treatment Works- the Shropshire Water cycle study identifies that there is no current hydraulic capacity at the works but there is potential to create additional treatment capacity.</li> <li>• Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required.</li> <li>• Assessment of Surface water flood risk and management plan requirement</li> <li>• Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units</li> <li>• Highways &amp; transport infrastructure for new developments</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	Landscape Assessment Report: Identifies the site within area MIN001 which also incorporates the adjoining site MIN002 ( the Hall Farm buildings). It describes this area as an arable field with farm buildings that penetrates through to the sensitive traditional/original core of the village including hall and ultimately church. It forms the historic link between village & countryside. On a gently rising ridge it is glimpsed /viewed from various directions including raised to the west and south and from the adjacent PROW. The



## Minsterley: Submission

	<p>report describes the area having low housing capacity as it is important to retain the openness of the area &amp; the link between the core of the village and the landscape adjacent to the Minsterley Brook corridor.</p> <p>Site Appraisal : MIN001(landscape sensitivity area) becomes more sensitive as you move further SW and away from established village edge. The Hall Farm buildings are largely dis or under- used and would benefit from being brought back into active use with an associated new build residential scheme potentially increasing the viability of achieving this. The area to the North of the site is 'enclosed' by the existing modern residential development to the East is less visually sensitive. Development here would be well related to the existing built up part of the village.</p>
<b>Planning history or designations</b>	No relevant designations or planning history currently identified
<b>Land ownership, land agreements and delivery statements</b>	None identified at this stage
<b>Access to services/employment areas</b>	The site is within easy walking distance of a bus stop, with a regular service. Most of the site is accessible to the school, play area& amenity green space.
<b>Other constraints</b>	Right of Way along green lane to western boundary & crossing the site
<b>General site related benefits</b>	None identified at this stage
<b>Transport and Highways related benefits</b>	Access is dependent upon another site being developed -Depending on site 2 and also seek connection to Plox Green Road Cycle = 3 med
<b>Strategic fit</b>	None identified at this stage
<b>Other relevant information</b>	As previously set out, part (0.5ha) of site is being promoted as a housing site, together with MIN002. The scheme as a whole provides for a mixed use scheme focused on the conversion of existing historic buildings with new build housing adjoining. An illustrative scheme for the site shows demolition of modern farm buildings and suggests conversion of existing historic building range to office, craft workshop and similar uses. New build housing, is shown on land released by demolition of buildings which is part of MIN002 and the land forming part of MIN015. This scheme requires refinement and any proposals for the site will be subject to detailed consideration in a planning application and any required listed building application .

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Impact on setting of Minsterley Hall listed building and grounds needs to be considered.
<b>Biodiversity</b>	<p>There are known protected species on site (Great Crested Newts on the North end) but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Extended Phase 1</li> <li><input type="checkbox"/> Bats</li> <li><input type="checkbox"/> Great Crested Newts</li> </ul> <p>The Council Ecologist has advised that the newts were found located to the east of Minsterley Hall and that appropriate mitigation measures could be incorporated as part of any development proposals.</p> <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is also 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.</p>

## Minsterley: Submission

	An HRA is required as site is within 2km of Stiperstones and Hollies SAC
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR ( MODERATE) CONSTRAINT.
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	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 1 flood event has been reported by members of the public to the Flood Forum. 3.64% of the site is in Flood Zone 3a.
<b>Drainage: Surface water flooding</b>	2.73 % of the site is susceptible to More Zone surface water flooding
<b>Drainage: Groundwater flooding</b>	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	Further assessment/modelling would be needed to support any allocation i.e. to ascertain how much of the site is developable. Where a site is marked amber and there is no floodplain, it is because of the presence of unmapped small watercourses. On larger sites, particularly greater than 5 hectares, it is suggested that leaving a significant buffer strip (between the watercourse and site) at allocation stage would be sufficient - before a detailed FRA at a later stage in the planning process. Small sites with unmodelled watercourses can be problematic particularly if there is a culvert or some downstream restriction and we would encourage further investigations prior to any allocation in these cases. 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 Halcrow This indicates the risk of flooding from this site is low or can be managed appropriately.

<b>Community consultation response</b>	<p><i>Issues and Options</i></p> <p>Feedback on locally valued areas for protection most frequently identified broad areas for protection including the AONB, SSSIs &amp; areas of wildlife value, flood plain and playing fields. There were a number of objections to any greenfield development and it was suggested by a few respondents that there is a need to protect land at The Grove, with other areas mentioned less frequently. Responses showed little consensus in respect of preferred directions for growth but there was most support for development at Malehurst and to the South East &amp; south West in the area around Minsterley Primary School.</p> <p><i>Preferred Options</i></p> <p>The site was not proposed at Preferred options.</p> <p><i>Revised Preferred Options</i></p> <p>Of the 68 responses, opinion was divided and 43% supported the allocation and 46% not. The most common concerns related to the amount of housing proposed, lack of need for retail and environmental and amenity impacts. Support focused on the opportunity to improve local character, conserve buildings and provide retail. . English Heritage commented that development should safeguard heritage assets.</p>
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## Minsterley: Submission

	<p>Minsterley Parish Council indicated that they wished to continue to support the original proposals for residential development at MIN002.</p> <p>All summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
<p><b>Statutory bodies responses to date</b></p>	<p>The site was not proposed at Preferred options</p> <p><i>Revised Preferred Options:</i></p> <p>English Heritage commented: new build residential development should not proceed without securing the appropriate reuse of the historic farm buildings. The Council's historic farmsteads mapping project and evolving assessment framework can be used to positively inform this. English Heritage would not support development which would harm or lead to the loss of significance of this grouping of heritage assets.</p> <p><i>At Final Plan:</i></p> <p>English Heritage generally support the mixed use redevelopment of Hall Farm, Minsterley to secure an appropriate re-use and conservation of the historic farm buildings subject to considerations previously set out. The Council has liaised with English Heritage and proposes a Statement of Common Ground to address specific objections, including references to 'enabling' development. Proposed text modifications are set out as part of the Councils' published key issues and changes.</p>

### Site Assessment Summary

The full site is extensive and residential allocation of this scale would not be in keeping with the village and could impact on landscape character. Development constraints relating to the whole site have been identified and would require detailed consideration as part of any development proposals. The northern part of the site is however reasonably well located relative to the village centre facilities and existing development boundary.

The Stage 2a assessment (sustainability appraisal) is positive (across all or the majority of the site ) for access to bus transport, the primary school and two out of the five facilities and amenities. The majority of the site is not accessible to a young person's recreational facility & it is negative for access to a local park or garden and an area of natural or semi-natural green space, proximity to Minsterley Meadows SSSI and an historic landfill site, flood risk and agricultural land quality. Flood risk and SSSI buffer however only affect a small part of the site & all greenfield sites in the settlement are at least Grade 3 in terms of agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site varies, with the northern end of the site being broadly more sustainable.

The Stage 2b assessment highlights some landscape sensitivity & the need to take into account impact of development on the adjacent listed hall and its setting & rights of way. The presence of protected species is also identified together with the need to consider watercourse & ground water flooding and other ecological concerns. Revised flood mapping shows that the portion of the site put forward for development (with MIN002 at Revised Preferred Options) is outside the flood zone and landscape impact would be limited due to site size and location adjoining the existing built up edge of the village.. There is reasonable access to facilities and community consultation at Issues and Options favoured development in in the area around Minsterley Primary School. The site was not identified at Preferred options stage.

At Revised Preferred Options, there was a lack of community consensus on the proposal for inclusion of part of MIN015. However, as stated in assessment relating to MIN002, significant weight has been attached to potential environmental improvements and the desirability of securing the future of heritage assets. The included portion of MIN015, is well related to the development boundary and the reduced area of land identified ( some 0.5ha) would yield development of an appropriate scale for the village and to facilitate the

## Minsterley: Submission

conversion of adjoining buildings at MIN002. Safeguards would need to be built in to any development to ensure that appropriate conservation of historic farm buildings and protection of the heritage asset is achieved.

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>Yes (part only)</b> Development is not required locally on a scale to warrant allocation of the whole site (17.56 ha) . However, allocation of the northern part of site ( 0.5ha adjoining MIN002) could be appropriate to facilitate a scheme which also secures the conservation of historic farm buildings at Hall Farm and their setting.

### Recommendation

<b>Allocation in Final Plan</b>	<p><b>Whole site NO</b></p> <p><b>Yes-</b> land identified in Revised Preferred Options only with the following provisos:</p> <ul style="list-style-type: none"> <li>• The development is designed to respect heritage &amp; landscape context .</li> <li>• Potential ecology a &amp; groundwater flooding issues are taken into account.</li> </ul> <p>As part of a mixed use scheme the site could help secure the retention of heritage assets, make a contribution to the local housing requirement, broaden opportunities for local employment/accommodation of existing local businesses.</p>
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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.

## Minsterley: Submission

<b>Site Ref: MIN0016</b>	<b>Site Name: : Land to rear of The Grove</b>
<b>Size (ha)</b>	4.8
<b>Indicative capacity</b>	No specific information range 96 – 144 based on 20 to 30 dwellings per ha
<b>General location</b>	Comprises undulating countryside to Northern side of the village adjoining Horsebridge Road. There are directly adjoining residential properties on The Grove to the southern boundary but the aspect is mainly rural.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	agricultural pasture/grassland
<b>Topography</b>	Two enclosed fields with an undulating land form which rises to the NE. The Eastern field in particular has a steep change in land levels with a banked area.
<b>Adjoining land uses and boundary features</b>	Site predominately adjoined by ‘agricultural’ land except where it adjoins properties on edge of the village to the southern boundary and an isolated detached property to the North. Site comprises two enclosed fields bounded by hedgerow/tree boundaries to all boundaries, except to southern where properties on the Grove adjoin with domestic boundaries. NW boundary, in particular, has significant trees. The Horsebridge Road runs to the Western boundary and there is a strong roadside hedgerow.. There are also overhead lines running across the site & a sparse hedgerow running North – south dividing the site into two fields.
<b>Local highway capacity/ constraints</b>	Access acceptable Cycle Access not currently acceptable, could/would be easily achievable based on development scale- Seek additional ped access to south of site on B4387
<b>Other critical infrastructure constraints<sup>1</sup></b>	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> <li>• Upgrade to Sewage treatment Works- the Shropshire Water cycle study identifies that there is no current hydraulic capacity at the works but there is potential to create additional treatment capacity.</li> <li>• Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required.</li> <li>• Assessment of Surface water flood risk and management plan requirement</li> <li>• Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units</li> <li>• Highways &amp; transport infrastructure for new developments</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	Site not included in Landscape Assessment Report. Comment that this is part of the countryside approach to Minsterley from a northerly direction incorporating undulating agricultural land. As land rises to the north east development further away from the village edge could be quite prominent and intrusive in the rural setting. Whilst to the South, there is adjoining residential development on The Grove this forms a ‘spur’ of development not fully linked to main built up area of the village. It is therefore considered that it may be difficult for housing to be assimilated into the village at this location.
<b>Planning history or designations</b>	No relevant designations or planning history currently identified

## Minsterley: Submission

<b>Land ownership, land agreements and delivery statements</b>	None identified at this stage
<b>Access to services/employment areas</b>	Most ( about 75% ) of the site is within easy walking distance of an amenity green space and around 50% of the southern part to bus stop, with a regular service . No access to other facilities
<b>Other constraints</b>	Overhead line , watercourse
<b>General site related benefits</b>	Nothing identified at this stage
<b>Transport and Highways related benefits</b>	Nothing identified at this stage
<b>Strategic fit</b>	Nothing identified at this stage
<b>Other relevant information</b>	Nothing identified at this stage

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments received
<b>Biodiversity</b>	<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"> <li><input type="checkbox"/> Extended Phase 1</li> <li><input type="checkbox"/> Bats</li> <li><input type="checkbox"/> Reptiles</li> </ul> <p>The site is not in, adjacent to or within a buffer zones of a designated site</p> <p>The Site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>An HRA is required as site is within 2km of Stiperstones and Hollies SAC</p>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR ( MODERATE) CONSTRAINT.
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	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. 1 historic watercourse flooding event 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.
<b>Drainage: Surface water flooding</b>	0.83% of the site is susceptible to 30 year Deep zone surface water flooding.
<b>Drainage: Groundwater flooding</b>	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	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- Unmapped ordinary w/c on eastern boundary of site

## Minsterley: Submission

<b>Community consultation response</b>	<p>Feedback on locally valued areas for protection most frequently identified broad areas for protection including the AONB, SSSIs &amp; areas of wildlife value, flood plain and playing fields. There were a number of objections to any greenfield development and a suggested need by a few respondents that there is a need to protect land at The Grove, with other areas mentioned less frequently.</p> <p>Responses showed little consensus in respect of preferred directions for growth but there was most support for development at Malehurst and to the South East &amp; south West in the area around Minsterley Primary School.</p> <p>All summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
<b>Statutory bodies responses to date</b>	<p>No comments received</p>

### Site Assessment Summary

This is a site in agricultural use partly adjoining the existing development boundary spur on the northern western edge of Minsterley. The site has a fringe of village aspect and although partly adjoining the development boundary, is not well related to existing village development form. The site is outside the flood zone but there is a watercourse running through the site which requires more detailed assessment and there is a high risk of groundwater flooding, which along with any ecological issues, would need to be taken into account.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school and the other four amenities and facilities and agricultural land quality. (Although it should be noted that there is no identified provision in the village of a local park/garden or (semi)natural green space, therefore no sites in the village score positively in respect of these amenities) All other sustainability objectives are neutral. The overall sustainability of the site judged to be poor, particularly in the northern reaches.

The Stage 2b assessment highlights landscape sensitivity, requirement for further watercourse assessment, and need to consider groundwater flooding, and ecological concerns. Community consultation also identified a need to protect land at The Grove.

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>No</b> lacks a good relationship with the main built up area overall sustainability poor

### Recommendation

<b>Preferred option</b>	<b>Not recommended for allocation</b>
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## Minsterley: Submission

<b>Site Ref: MIN0017</b>	<b>Site Name: : Land No 9 Little Minsterley and land to the rear</b>
<b>Size (ha)</b>	2.11
<b>Indicative capacity</b>	No specific information range 42– 63 based on 20 to 30 dwellings per ha
<b>General location</b>	Comprises land to the rural north eastern edge of village just off the A488 at the entrance of the village from the Shrewsbury direction. It adjoins the development boundary to its western side, to the rear of residential properties at Little Minsterley .It forms a grouping with MIN023 & MIN024
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	SW tip is within mineral safeguarding
<b>Current use</b>	Agricultural
<b>Topography</b>	Undulating pasture which is elevated above A488 with a general rise to the North & East
<b>Adjoining land uses and boundary features</b>	Site forms elevated land to the rear of the fire station & line of residential properties forming Little Minsterley ( which are set down) with access shown to A488 through existing property number 6 . The boundary to the west of site incorporates various types of screening, including hedgerow screen. There are open views to elevated ground beyond to the East with traditional hedgerow boundaries to the SW & SE perimeter. NW & SE boundaries are not marked by any physical feature,. There are some attractive mature trees on the site. Footpath access runs down the northern side of 14 Little Minsterley & telephone exchange but not shown OS ,map where path runs.
<b>Local highway capacity/ constraints</b>	Access not currently acceptable, could/would be easily achievable based on development scale Cycle Access not currently acceptable, could/would be easily achievable based on development scale- Seek links to existing if possible
<b>Other critical infrastructure constraints<sup>1</sup></b>	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> <li>• Upgrade to Sewage treatment Works- the Shropshire Water cycle study identifies that there is no current hydraulic capacity at the works but there is potential to create additional treatment capacity.</li> <li>• Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required.</li> <li>• Assessment of Surface water flood risk and management plan requirement</li> <li>• Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units</li> <li>• Highways &amp; transport infrastructure for new developments</li> </ul>
<b>Inherent landscape character <sup>2</sup></b>	Site not included in Landscape Assessment Report . It is unspoilt pasture land on the fringe of the settlement . Any development in this location would sit above the existing limited mature housing and would be visible on the skyline at the entrance to the town.
<b>Planning history or designations</b>	No relevant designations or planning history currently identified
<b>Land ownership, land agreements and delivery statements</b>	None identified at this stage
<b>Access to services/employment areas</b>	The site is within easy walking distance of a play area, amenity green space & a bus stop, with a regular service.



## Minsterley: Submission

<b>Other constraints</b>	None identified at this stage
<b>General site related benefits</b>	None identified at this stage
<b>Transport and Highways related benefits</b>	None identified at this stage
<b>Strategic fit</b>	None identified at this stage
<b>Other relevant information</b>	None identified at this stage

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments received
<b>Biodiversity</b>	<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"> <li><input type="checkbox"/> Extended Phase 1</li> <li><input type="checkbox"/> Bats</li> <li><input type="checkbox"/> Reptiles</li> </ul> <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The Site is not in or adjacent to an Environmental Network</p> <p>An HRA is required as site is within 2km of Stiperstones and Hollies SAC</p>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR ( MODERATE) CONSTRAINT.
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	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.
<b>Drainage: Surface water flooding</b>	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
<b>Drainage: Groundwater flooding</b>	There is a medium risk of groundwater flooding (between 25 and 50% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	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- Unmapped ordinary w/c on southern boundary of site
<b>Community consultation response</b>	<p><i>Issues and Options</i></p> <p>Feedback on locally valued areas for protection most frequently identified broad areas for protection including the AONB, SSSIs &amp; areas of wildlife value, flood plain and playing fields. There were a number of objections to any greenfield</p>

## Minsterley: Submission

	<p>development and a suggested need by a few respondents that there is a need to protect land at The Grove, with other areas mentioned less frequently.</p> <p>Responses showed little consensus in respect of preferred directions for growth but there was most support for development at Malehurst and to the South East &amp; south West in the area around Minsterley Primary School.</p> <p>All summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
<b>Statutory bodies responses to date</b>	No comments received

### Site Assessment Summary

The site has a rural character and is at the gateway to the village. There is adjoining residential development and the western part of the site is reasonably well located relative to the existing development boundary, particularly if considered together with the adjoining promoted sites. The density of housing in the locality is however low and development on the site would be visually prominent and not well connected to the main body of the village .

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, two out of the five amenities and facilities and flood risk. It is negative for access to the primary school, a local park or garden, young person's recreational facility and an area of natural or semi-natural green space, proximity to Minsterley Meadows SSSI and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment highlights some landscape sensitivity and a requirement for further watercourse assessment, and need to consider groundwater flooding, archaeological and ecological concerns.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	<b>No</b> some landscape sensitivity & lacks a good relationship with the main built up area

### Recommendation

<b>Preferred option</b>	<b>Not recommended for allocation</b>
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## Minsterley: Submission

<b>Site Ref: MIN0018</b>	<b>Site Name: : Land to rear of Meadowbrook</b>
<b>Size (ha)</b>	4.47( useable portion outside flood zone 3 approx 2 ha)
<b>Indicative capacity</b>	No specific information on employment or housing. Estimated range 40-60 dwellings based on 20 to 30 dwellings per ha outside identified flood zone 3.
<b>General location</b>	Comprises land to the rural north eastern edge of village adjoining the A488 at the entrance of the village from the Shrewsbury direction. Adjoins the development boundary where it follows the creamery boundary & former Coach Works to the West .
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	NO
<b>Current use</b>	Agricultural grazing
<b>Topography</b>	Undulating with land falling to the Minsterley Brook valley to the NW
<b>Adjoining land uses and boundary features</b>	To the west there are industrial uses, also an adjoining dwelling (Meadowbrook) with limited residential at Little Minsterley across the road. However the site otherwise has a very much rural setting with agricultural land to the NE & SE. There is a wooded backdrop to the brook with some screening to the west and the creamery boundary. The field itself has hedgerow boundaries to the West & North with a substantial internal hedgerow boundary shown on the OS plan. Access track with post & rail fence forms NE boundary. A488 bounds to front ,SE boundary.
<b>Local highway capacity/ constraints</b>	Access acceptable- Seek ped links through new sites Cycle Access not currently acceptable, could/would be easily achievable based on development scale
<b>Other critical infrastructure constraints<sup>1</sup></b>	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> <li>• Upgrade to Sewage treatment Works- the Shropshire Water cycle study identifies that there is no current hydraulic capacity at the works but there is potential to create additional treatment capacity.</li> <li>• Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required.</li> <li>• Assessment of Surface water flood risk and management plan requirement</li> <li>• Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units</li> <li>• Highways &amp; transport infrastructure for new developments</li> </ul>
<b>Inherent landscape character <sup>2</sup></b>	The site not included in Landscape Assessment Report. It is part of the attractive countryside approach to Minsterley incorporating undulating enclosed grassland which falls to wooded valley. It is considered that housing would not easily be assimilated into the surroundings and that residential development would effectively stand-alone from the existing established housing development. Similarly whilst the Muller factory lies and is visible ,to the West, this site has a largely rural green field character integral to the adjoining countryside and employment development would impact on this in a village gateway location.
<b>Planning history or designations</b>	14/01684/OUT –Outline Application for the Erection of 13 Dwellings on land a 12 Little Minsterley, Minsterley

## Minsterley: Submission

<b>Land ownership, land agreements and delivery statements</b>	None identified at this stage
<b>Access to services/employment areas</b>	The site is within easy walking distance of a play area, amenity green space and a bus stop, with a regular service but access to village facilities but is currently limited by lack of footway along the main road..
<b>Other constraints</b>	Adjoining industrial use
<b>General site related benefits</b>	None identified at this stage
<b>Transport and Highways related benefits</b>	None identified at this stage
<b>Strategic fit</b>	The Employment Land Review by the BE Group identified low employment land need with a 2ha indicative scale of development recommended in the whole Minsterley Pontesbury area which is reflected in the policy approach.
<b>Other relevant information</b>	Supporting information, particularly to demonstrate access and highway solutions to facilities development of the site submitted by site promoter.

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments received
<b>Biodiversity</b>	<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"> <li><input type="checkbox"/> Extended Phase 1</li> <li><input type="checkbox"/> Bats</li> <li><input type="checkbox"/> Great Crested Newts</li> <li><input type="checkbox"/> Reptiles</li> </ul> <p>The site is not in, adjacent to or within a buffer zones of a designated site</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>An HRA is required as site is within 2km of Stiperstones and Hollies SAC</p>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR ( MODERATE) CONSTRAINT.
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	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. 36.25% of the site is in Flood Zone 3a.
<b>Drainage: Surface water flooding</b>	9.17% of the site is susceptible to 30 year Deep zone surface water flooding.
<b>Drainage: Groundwater flooding</b>	There is a medium risk of groundwater flooding (between 25 and 50% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.

## Minsterley: Submission

<b>Countryside</b>	No comments received
<b>Environment Agency</b>	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- Ordinary watercourse through site needs modelling
<b>Community consultation response</b>	<p><i>Issues &amp; Options:</i> Feedback on locally valued areas for protection most frequently identified broad areas for protection including the AONB, SSSIs &amp; areas of wildlife value, flood plain and playing fields. There were a number of objections to any greenfield development and a suggested need by a few respondents that there is a need to protect land at The Grove, with other areas mentioned less frequently. Responses showed little consensus in respect of preferred directions for growth but there was most support for development at Malehurst and to the South East &amp; south West in the area around Minsterley Primary School.</p> <p><i>Preferred Options:</i> A number of detailed neighbour objections were submitted to MIN018 even though this site wasn't identified as a Preferred Option. Main concerns related lack of need, alternatives' available, green field status, flooding, pollution, amenity impacts and highway issues.</p> <p>All summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
<b>Statutory bodies responses to date</b>	None specific to this site

### Site Assessment Summary

Considered overall this greenfield site feels detached from the built up area of Minsterley and is not closely associated with the built up residential area of the village. Therefore it would not form a logical extension to the development boundary to accommodate housing. The western part of the site most closely associated with adjoining employment use is significantly affected by flood constraints and the site is not considered an appropriate location for significant employment development.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and a children's play area. It is negative for access to the primary school, the other three amenities and facilities, proximity to Minsterley Meadows SSSI, flood risk and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment highlights some landscape sensitivity issues, significant potential flooding constraints and need to consider groundwater flooding and ecological concerns. The site forms part of the environmental network & ecological investigation would be required. There are significant groundwater & watercourse flooding issues that would need to be taken into account, with around a third of the site being within flood zone 3. It is accessible to some facilities but notably not within easy walking distance of the school and lacks footway. Notably the site is located adjoining a food manufacturing operation and therefore impacts of this use on residential amenity would also need to be considered. Flooding is a major constraint on the site (particularly to the rear) and use of the site for employment purposes, other than any specific requirement in connection with the adjoining Muller operation (which would need be considered on its merits) could be intrusive in the rural setting. The Employment Land Review identifies low local need, with 2ha identified for the Minsterley- Pontesbury area. An allocation is proposed of 0.5 ha site at Hall Farm, Minsterley which is a more appropriate and achievable scale for the settlement and

## Minsterley: Submission

facilitates the conversion of existing buildings. There is also a proposal ( subject to an application for renewal) for 12 business units nearby on Station Road which had been allowed on appeal but not implemented. The An allocation of a greenfield site of this scale & in this location cannot therefore currently be justified.

### Conclusion

<b>Potential windfall site</b>	<b>NO not within development boundary</b>
<b>Realistic site</b>	<b>No</b> lacks a good relationship with the main built up area, overall sustainability poor & flood risk

### Recommendation

<b>Allocation in Final Plan</b>	<b>Not recommended for allocation</b>
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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.

## Minsterley: Submission

<b>Site Ref: MIN0020</b>	<b>Site Name: : Land off Leigh Road, Minsterley</b>
<b>Size (ha)</b>	0.87
<b>Indicative capacity</b>	No specific information, range 17– 26 based on 20 to 30 dwellings per ha
<b>General location</b>	Closely related to the built up area. Comprises land to the north western side of the village with properties on Horsebridge Road, Leigh Road & Park Meadow wrapping around the site to its Eastern, Southern & Western boundaries. The development boundary cuts across Park Meadow but the site does adjoin the existing development boundary to the S & E. Site MIN028 adjoins to the North.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	Grazing,( sheep, horses, chickens)
<b>Topography</b>	Elevated above Horsebridge Road with land falling to the South
<b>Adjoining land uses and boundary features</b>	Site predominately adjoined by residential properties except for agricultural land to the North ( site MIN028). Site well screened from adjoining agricultural land with a hedgerow boundary to its northern side. It is also well contained by the residential properties with limited views of the site from outside.
<b>Local highway capacity/ constraints</b>	Access acceptable Cycle Access not currently acceptable, could/would be easily achievable based on development scale
<b>Other critical infrastructure constraints<sup>1</sup></b>	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> <li>• Upgrade to Sewage treatment Works- the Shropshire Water cycle study identifies that there is no current hydraulic capacity at the works but there is potential to create additional treatment capacity.</li> <li>• Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required.</li> <li>• Assessment of Surface water flood risk and management plan requirement</li> <li>• Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units</li> <li>• Highways &amp; transport infrastructure for new developments</li> </ul>
<b>Inherent landscape character <sup>2</sup></b>	Landscape Assessment Report: Identifies the site within a larger area ref MIN002 incorporating land to the West comprising sites MIN006 and part MIN027. It describes this whole area as lying on relatively level land adjacent to relatively recent housing. The hedgerows are of some value but allow wide views out to the surrounding landscape. The relationship with Hall Farm buildings to the south needs careful consideration in relation to the road approach. The report describes the area having medium housing capacity for housing of an appropriate scale and no capacity for employment. Comment This site is an enclosed landscape element.
<b>Planning history or designations</b>	Supporting information refers to planning permission granted for 1 dwelling on existing green space between properties on Horsebridge Road.
<b>Land ownership, land agreements and delivery statements</b>	None identified at this stage

## Minsterley: Submission

<b>Access to services/employment areas</b>	The site is within easy walking distance of a, play area, amenity green space and a bus stop, with a regular service and the village facilities
<b>Other constraints</b>	Possible archaeological considerations
<b>General site related benefits</b>	None identified at this stage
<b>Transport and Highways related benefits</b>	None identified at this stage
<b>Strategic fit</b>	Nothing identified at this stage
<b>Other relevant information</b>	Nothing identified at this stage

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Site contains earthwork remains of ridge and furrow - assessment required prior to submission of an application. Post-determination mitigation will be necessary.
<b>Biodiversity</b>	<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"> <li><input type="checkbox"/> Extended Phase 1</li> <li><input type="checkbox"/> Bats</li> <li><input type="checkbox"/> Reptiles</li> </ul> <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The Site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>An HRA is required as site is within 2km of Stiperstones and Hollies SAC</p>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR ( MODERATE) CONSTRAINT.
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	There is no watercourse in or within 50m of the site boundary. 1 historic watercourse flooding event 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.
<b>Drainage: Surface water flooding</b>	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
<b>Drainage: Groundwater flooding</b>	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	No comments received

<b>Community consultation response</b>	Issues and Options:Feedback on locally valued areas for protection most frequently identified broad areas for protection including the AONB, SSSIs & areas of wildlife value, flood plain and playing fields. There were a number of objections to any greenfield development and a suggested need by a few respondents that there is a need to protect land at The Grove, with other areas mentioned less frequently.
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## Minsterley: Submission

	<p>Responses showed little consensus in respect of preferred directions for growth but there was most support for development at Malehurst and to the South East &amp; south West in the area around Minsterley Primary School.</p> <p>All summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
<b>Statutory bodies responses to date</b>	No comments received

### Site Assessment Summary

This is a site closely adjoining existing development boundary on the north western side of Minsterley forming a green space close to housing. There are potential archaeological considerations, need to further investigate ecological considerations and groundwater flooding issues that would need to be taken into account. The site is well related to the existing village development and appropriate in landscape terms. It is also accessible to village centre and facilities but notably not within easy walking distance of the school.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment highlights, archaeological constraints and need to consider groundwater flooding, and ecological concerns.

### Conclusion

<b>Potential windfall site</b>	<b>NO</b> Not within development boundary but adjoins
<b>Realistic site</b>	Yes subject to satisfactory access & satisfaction of archaeological considerations.

### Recommendation

<b>Preferred option</b>	<b>Not recommended for allocation</b>
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## Minsterley: Submission

<b>Site Ref: MIN0023</b>	<b>Site Name: Land south of the A488</b>
<b>Size (ha)</b>	2.7
<b>Indicative capacity</b>	No specific information range 54 – 81 based on 20 to 30 dwellings per ha
<b>General location</b>	Comprises land to the rural north eastern edge of village off the A488 at the entrance of the village from the Shrewsbury direction. It adjoins the development boundary to its south western tip only, where it wraps around the telephone exchange site. It forms a grouping with MIN017
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	agricultural
<b>Topography</b>	Sloping pasture which is elevated above A488 with a general rise to the East
<b>Adjoining land uses and boundary features</b>	Site forms elevated land to the rear of the telephone exchange which is set down and screened by beech hedgerow. The site is bounded by the A488 and roadside to the west and divided by a hedgerow running west-east. The south eastern boundary is not marked by any physical feature,. There are some attractive mature trees on the site. Footpath access runs down the northern side of 14 Little Minsterley & telephone exchange.
<b>Local highway capacity/ constraints</b>	Access not currently acceptable, could/would be easily achievable based on development scale Cycle Access not currently acceptable, could/would be easily achievable based on development scale- Seek links through new site 17 & 24
<b>Other critical infrastructure constraints<sup>1</sup></b>	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> <li>• Upgrade to Sewage treatment Works- the Shropshire Water cycle study identifies that there is no current hydraulic capacity at the works but there is potential to create additional treatment capacity.</li> <li>• Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required.</li> <li>• Assessment of Surface water flood risk and management plan requirement</li> <li>• Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units</li> <li>• Highways &amp; transport infrastructure for new developments</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	Site not included in Landscape Assessment Report . It is open pasture land at the gateway to Minsterley on the extreme fringe of the settlement . Any development in this location would sit above the road and would be visible on the skyline at the entrance to the town.It is not well linked with the existing built up form.
<b>Planning history or designations</b>	No relevant designations or planning history currently identified
<b>Land ownership, land agreements and delivery statements</b>	None identified at this stage
<b>Access to services/employment areas</b>	The site is within easy walking distance of a play area ( southern 50% ) , amenity green space & a bus stop, with a regular service.
<b>Other constraints</b>	None identified at this stage
<b>General site related benefits</b>	None identified at this stage

## Minsterley: Submission

<b>Transport and Highways related benefits</b>	None identified at this stage
<b>Strategic fit</b>	None identified at this stage
<b>Other relevant information</b>	None identified at this stage

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments received
<b>Biodiversity</b>	<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"> <li><input type="checkbox"/> Extended Phase 1</li> <li><input type="checkbox"/> Bats</li> <li><input type="checkbox"/> Reptiles</li> </ul> <p>The site is not in, adjacent to or within a buffer zones of a designated site</p> <p>The Site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>An HRA is required as site is within 2km of Stiperstones and Hollies SAC</p>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR ( MODERATE) CONSTRAINT.
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	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.
<b>Drainage: Surface water flooding</b>	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
<b>Drainage: Groundwater flooding</b>	There is a medium risk of groundwater flooding (between 25 and 50% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	No comments received

<b>Community consultation response</b>	<p>Issues and Options: Feedback on locally valued areas for protection most frequently identified broad areas for protection including the AONB, SSSIs &amp; areas of wildlife value, flood plain and playing fields. There were a number of objections to any greenfield development and a suggested need by a few respondents that there is a need to protect land at The Grove, with other areas mentioned less frequently.</p> <p>Responses showed little consensus in respect of preferred directions for growth but there was most support for development at Malehurst and to the South East &amp; south West in the area around Minsterley Primary School.</p> <p>All summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
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## Minsterley: Submission

<b>Statutory bodies responses to date</b>	No comments received

### Site Assessment Summary

The site has an overwhelmingly rural character and is at the gateway to the village. There is no adjoining residential development and the site is not well located relative to the existing development boundary.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and flood risk. It is negative for access to the primary school, the other three amenities and facilities, proximity to Minsterley Meadows SSSI and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment highlights some landscape sensitivity and need to consider groundwater flooding, and ecological concerns.

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>No</b> some landscape sensitivity & lacks a good relationship with the main built up area

### Recommendation

<b>Preferred option</b>	<b>Not recommended for allocation</b>
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## Minsterley: Submission

<b>Site Ref: MIN0024</b>	<b>Site Name: : Land north east of Hogarth Close</b>
<b>Size (ha)</b>	4.45
<b>Indicative capacity</b>	No specific information, range 89 – 133 based on 20 to 30 dwellings per ha
<b>General location</b>	Comprises land to the rural eastern edge of village off Callow Lane .The site wraps around Hogarth Close, an exception housing development outside the current development boundary. The site however adjoins the development boundary to the remainder of the western side..It forms a grouping with MIN023 & MIN017
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	Agricultural pasture
<b>Topography</b>	Rising and sloping site which is elevated above Hogarth Close and existing built form of the village to the North.Has a general rise to the East.
<b>Adjoining land uses and boundary features</b>	Site forms rising land which wraps around an isolated small housing development & adjoins the established edge of the village to the West. These properties are set down relative to the site. To the other boundaries the site adjoins open agricultural land are there are open views to elevated ground beyond to the East .The site is enclosed by hedgerows with the housing development poorly screened within it and in the broader rural surroundings. The SSSI which lies to the SW is separated by Callow Lane which forms the site's southern boundary,
<b>Local highway capacity/ constraints</b>	Access acceptable- Look through ped -cycle link to sites 17 & 23 Cycle Access not currently acceptable, maybe achievable if full site was developed
<b>Other critical infrastructure constraints<sup>1</sup></b>	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> <li>• Upgrade to Sewage treatment Works- the Shropshire Water cycle study identifies that there is no current hydraulic capacity at the works but there is potential to create additional treatment capacity.</li> <li>• Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required.</li> <li>• Assessment of Surface water flood risk and management plan requirement</li> <li>• Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units</li> <li>• Highways &amp; transport infrastructure for new developments</li> </ul>
<b>Inherent landscape character <sup>2</sup></b>	Site not included in Landscape Assessment Report . It is unspoilt , elevated pasture land on the fringe of the settlement . Minsterley Creamery & adjoining buildings are plainly visible to the North & any development in this location would sit above the established development and would be visible on the skyline .
<b>Planning history or designations</b>	No relevant designations or planning history currently identified
<b>Land ownership, land agreements and delivery statements</b>	None identified at this stage

## Minsterley: Submission

<b>Access to services/employment areas</b>	The site is within easy walking distance of a play area, young person's recreational facility, amenity green space & a bus stop, with a regular service.
<b>Other constraints</b>	None identified at this stage
<b>General site related benefits</b>	None identified at this stage
<b>Transport and Highways related benefits</b>	None identified at this stage
<b>Strategic fit</b>	None identified at this stage
<b>Other relevant information</b>	Shaft shown on O.S. to Northern boundary

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Within 300m of a SAM- Site contains a mine shaft (lead) -archaeological monitoring required during any remediation works.
<b>Biodiversity</b>	<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"> <li><input type="checkbox"/> Extended Phase 1</li> <li><input type="checkbox"/> Bats</li> <li><input type="checkbox"/> Reptiles</li> </ul> <p>The site is adjacent to SSSI Minsterley Meadows Important buffer to isolated meadow SSSI - extensive buffer to SSSI would be required and recreation land to avoid recreational impacts The site is also 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.</p> <p>An HRA is required as site is within 2km of Stiperstones and Hollies SAC</p>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR ( MODERATE) CONSTRAINT.
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	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.
<b>Drainage: Surface water flooding</b>	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
<b>Drainage: Groundwater flooding</b>	There is a medium risk of groundwater flooding (between 25 and 50% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	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- Unmapped ordinary w/c on both east and west boundary

## Minsterley: Submission

<b>Community consultation response</b>	<p>Issues and Options :Feedback on locally valued areas for protection most frequently identified broad areas for protection including the AONB, SSSIs &amp; areas of wildlife value, flood plain and playing fields. There were a number of objections to any greenfield development and a suggested need by a few respondents that there is a need to protect land at The Grove, with other areas mentioned less frequently.</p> <p>Responses showed little consensus in respect of preferred directions for growth but there was most support for development at Malehurst and to the South East &amp; south West in the area around Minsterley Primary School.</p> <p>All summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
<b>Statutory bodies responses to date</b>	<p>No comments received</p>

### Site Assessment Summary

The site has an agricultural character and is at the rural fringe of the village. There is some adjoining residential development but it is set at a lower level & there is screening to the site periphery. The site feels removed from the village core and development on the site would be visually prominent and generally not well connected to the main body of the village

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, three out of the five amenities and facilities, flood risk and previous land use. It is negative for access to the primary school, a local park or garden and an area of natural or semi-natural green space, proximity to Minsterley Meadows SSSI and agricultural land quality. The assessment also shows that the site is within 300m of Callow Hill Camp Scheduled Ancient Monument. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment highlights flooding and tree constraints and need to consider groundwater flooding, archaeological and ecological concerns

### Conclusion

<b>Potential windfall site</b>	<b>NO</b>
<b>Realistic site</b>	<b>No</b> some landscape sensitivity, ecological concerns & lacks a good relationship with the main built up area

### Recommendation

<b>Preferred option</b>	<b>Not recommended for allocation</b>
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## Minsterley: Submission

<b>Site Ref: MIN0027</b>	<b>Site Name: Land at Minsterley</b>
<b>Size (ha)</b>	2
<b>Indicative capacity</b>	No specific information range 40 – 60 based on 20 to 30 dwellings per ha
<b>General location</b>	Comprises land to the rural western edge of village on the entrance of the village from the Worthern/Brockton direction. Wraps around existing development boundary and adjoins sites MIN006 ( development . It does adjoin a modern residential small estate development to the East.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	Agricultural pasture
<b>Topography</b>	Relatively flat with slight slope down from the road to the north
<b>Adjoining land uses and boundary features</b>	Fringe of village site , surrounded by agricultural land except where it adjoins Park Meadow to the Eastern boundary. Boundaries on this side are domestic in nature and the estate forms a hard edge dividing the built up village from countryside At other boundaries the site is bounded by traditional hedgerow/tree boundaries with Leigh Road B4499 a wide verge running to the front of the site. There is a good tree screen to the front of the site and a number of significant individual large trees within the site
<b>Local highway capacity/ constraints</b>	Access acceptable Cycle Access not currently acceptable, could/would be easily achievable based on development scale
<b>Other critical infrastructure constraints<sup>1</sup></b>	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> <li>• Upgrade to Sewage treatment Works- the Shropshire Water cycle study identifies that there is no current hydraulic capacity at the works but there is potential to create additional treatment capacity.</li> <li>• Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required.</li> <li>• Assessment of Surface water flood risk and management plan requirement</li> <li>• Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units</li> <li>• Highways &amp; transport infrastructure for new developments</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	Landscape Assessment Report: Identifies the site within a larger area ref MIN002 incorporating land to the East comprising sites MIN006 and part MIN020( Northern part of this area is now developed ) It describes this whole area as lying on relatively level land adjacent to relatively recent housing. The hedgerows are of some value but allow wide views out to the surrounding landscape. The relationship with Hall Farm buildings to the south needs careful consideration in relation to the road approach. The report describes the area having medium housing capacity for housing of an appropriate scale and no capacity for employment.
<b>Planning history or designations</b>	No relevant designations or planning history currently identified
<b>Land ownership, land agreements and delivery statements</b>	None identified at this stage
<b>Access to services/employment areas</b>	The site is within easy walking distance of the school, play area, amenity green space and a bus stop, with a regular service and the village facilities.



## Minsterley: Submission

	Noting that only the southern tip of the site is within the 10 minute walking radius for the school and play area.
<b>Other constraints</b>	None identified at this stage
<b>General site related benefits</b>	None identified at this stage
<b>Transport and Highways related benefits</b>	None identified at this stage
<b>Strategic fit</b>	Nothing identified at this stage
<b>Other relevant information</b>	Nothing identified at this stage

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments received
<b>Biodiversity</b>	<p>There are known protected species on site (Great Crested Newts records in 250m) but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Extended Phase 1</li> <li><input type="checkbox"/> Bats</li> <li><input type="checkbox"/> Great Crested Newts</li> <li><input type="checkbox"/> Reptiles</li> </ul> <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The Site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>An HRA is required as site is within 2km of Stiperstones and Hollies SAC</p>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR ( MODERATE) CONSTRAINT.
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	There is no watercourse in or within 50m of the site boundary. 1 historic watercourse flooding event 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.
<b>Drainage: Surface water flooding</b>	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
<b>Drainage: Groundwater flooding</b>	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	No comments received

<b>Community consultation response</b>	<p>Issues and Options :Feedback on locally valued areas for protection most frequently identified broad areas for protection including the AONB, SSSIs &amp; areas of wildlife value, flood plain and playing fields. There were a number of objections to any greenfield development and a suggested need by a few respondents that there is a need to protect land at The Grove, with other areas mentioned less frequently. Responses showed little consensus in respect of preferred directions for growth but there was most support for development at Malehurst and to the South East &amp; south West in the area around Minsterley Primary School.</p>
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## Minsterley: Submission

	All summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement
<b>Statutory bodies responses to date</b>	No comments received

### Site Assessment Summary

This is a site in agricultural use partly adjoining the existing development boundary on the western edge of Minsterley, this forms a hard edge to the village. The site has a fringe of village aspect and is well related to the existing village edge and development could be appropriate in landscape terms. There is evidence of protected species on site which would provide a potential constraint to development. The site is outside the flood zone but there is risk of groundwater flooding which along with ecological issues would need to be taken into account.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, a children's play area and flood risk. Although it is negative for access to the other three amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment shows the site is reasonably well connected to the village with medium capacity for housing in terms of landscape sensitivity. The Stage 2b assessment identifies some further constraints to development including presence of protected species, tree and hedgerow protection and there is also a high risk of groundwater flooding and ecological considerations which would need to be taken into account.

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>YES subject to satisfaction of ecological considerations &amp; satisfactory access</b>

### Recommendation

<b>Preferred option</b>	<b>Not recommended for allocation</b>
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## Minsterley: Submission

<b>Site Ref: MIN0028</b>	<b>Site Name: Land north west of Minsterley</b>
<b>Size (ha)</b>	7.2
<b>Indicative capacity</b>	No specific information, range 144 – 216 based on 20 to 30 dwellings per ha on whole site.
<b>General location</b>	Comprises land to North western rural fringe of village, adjoining the development boundary only at its SE portion where it wraps around the two last detached properties on Horsebridge Road.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	Cropped agricultural land
<b>Topography</b>	Undulating with a general rise to the N/NE . Lower lying, flatter area to South where site adjoins MIN020 & Park Meadow, Orchard House.
<b>Adjoining land uses and boundary features</b>	Site predominately adjoined by ‘agricultural ’ land except where it adjoins properties on edge of the village to the southern eastern proximity. Site forms part of a much larger open field .Bounded by hedgerow/tree boundaries to the Southern & Western boundaries. A footpath runs along the eastern side of the field from access point in a NW direction. There are also overhead lines running across the site and some mature trees in at periphery and in middle of site that may be of value.
<b>Local highway capacity/ constraints</b>	Access acceptable Cycle Access not currently acceptable, could/would be easily achievable based on development scale
<b>Other critical infrastructure constraints<sup>1</sup></b>	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> <li>• Upgrade to Sewage treatment Works- the Shropshire Water cycle study identifies that there is no current hydraulic capacity at the works but there is potential to create additional treatment capacity.</li> <li>• Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required.</li> <li>• Assessment of Surface water flood risk and management plan requirement</li> <li>• Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units</li> <li>• Highways &amp; transport infrastructure for new developments</li> </ul>
<b>Inherent landscape character <sup>2</sup></b>	Site not included in Landscape Assessment Report. This is part of the countryside approach to Minsterley from a northerly direction incorporating undulating agricultural land. Hedgerow removal has reduced the landscape quality of the field. As land rises to the north development further away from the village edge could be quite prominent and intrusive in the rural setting. It is considered however that housing could be assimilated into the built form at the lower lying land to the south closest to the development boundary and existing residential development.
<b>Planning history or designations</b>	No planning history identified
<b>Land ownership, land agreements and delivery statements</b>	None identified at this stage

## Minsterley: Submission

<b>Access to services/employment areas</b>	The site is within easy walking distance of an amenity green space and potentially to bus stop, with a regular service only.
<b>Other constraints</b>	Public footpath, overhead lines
<b>General site related benefits</b>	None identified at this stage
<b>Transport and Highways related benefits</b>	None identified at this stage
<b>Strategic fit</b>	Nothing identified at this stage
<b>Other relevant information</b>	Nothing identified at this stage

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments received
<b>Biodiversity</b>	<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"> <li><input type="checkbox"/> Extended Phase 1</li> <li><input type="checkbox"/> Bats</li> </ul> <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The Site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>An HRA is required as site is within 2km of Stiperstones and Hollies SAC</p>
<b>Trees</b>	TREES & HEDGEROWS WILL BE A MINOR ( MODERATE) CONSTRAINT.
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	There is no watercourse in or within 50m of the site boundary. 1 historic watercourse flooding event 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.
<b>Drainage: Surface water flooding</b>	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
<b>Drainage: Groundwater flooding</b>	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	No comments received

<b>Community consultation response</b>	Feedback on locally valued areas for protection most frequently identified broad areas for protection including the AONB, SSSIs & areas of wildlife value, flood plain and playing fields. There were a number of objections to any greenfield development and a suggested need by a few respondents that there is a need to protect land at The Grove, with other areas mentioned less frequently.
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## Minsterley: Submission

	<p>Responses showed little consensus in respect of preferred directions for growth but there was most support for development at Malehurst and to the South East &amp; south West in the area around Minsterley Primary School.</p> <p>All summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
<b>Statutory bodies responses to date</b>	No comments received

### Site Assessment Summary

This is a site in agricultural use partly adjoining the existing development boundary on the north western edge of Minsterley. The site has a fringe of village aspect and the bottom, southern portion is reasonably well related to the existing village development when considered with MIN020. This limited part of the site could also be appropriate in landscape terms. The site is outside the flood zone but there is a record of a flood event & risk of groundwater flooding which along with any ecological issues would need to be taken into account.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and flood risk. It is negative for access to the primary school, other four amenities and facilities and agricultural land quality. All other sustainability objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment shows the site is reasonably well connected to the village with some capacity for housing on lower lying land to the south in terms of landscape sensitivity. The Stage 2b assessment identifies some further constraints to development including need to take into account ecological considerations and high risk of groundwater flooding ..

### Conclusion

<b>Potential windfall site</b>	<b>No</b>
<b>Realistic site</b>	<b>Part</b> Southern part of site

### Recommendation

<b>Preferred option</b>	<b>Not recommended for allocation</b>
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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.

## Minsterley: Submission

### Employment Site Assessment: Stage 2a

Settlement: *Minsterley*

Site ref: ELR001 (MIN0021)		Site Name: Land adj Malehurst Mill, Minsterley Road (A488), Malehurst		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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 <sup>2</sup>	-	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	

## Minsterley: Submission

Site ref: ELR001 (MIN0021)		Site Name: Land adj Malehurst Mill, Minsterley Road (A488), Malehurst		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> 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 <sup>5</sup>	-/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 <b>not</b> 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	+	Small part of site has old factory works on it BUT this maybe digitalisation issue

## Minsterley: Submission

### Employment Site Assessment: Stage 2b

<b>Site Ref:</b> ELR001 (MIN021)	<b>Site Name:</b> Land adjacent to Malehurst Mill, Minsterley Road (A488), Malehurst
<b>Size (ha)</b>	9
<b>Indicative capacity</b>	Industrial
<b>General location</b>	West of Pontesbury and East of Minsterley, north of A488 at Malehurst
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	Agriculture
<b>Topography</b>	Generally undulating but falls from main road NW to the valley of the Minsterley Brook, with the Malehurst industrial estate being located at a much lower level than the A488
<b>Adjoining land uses and boundary features</b>	Apart from a residential property in the SE corner of the site & Malehurst to the North, the site is set in open countryside with agricultural uses surrounding. There is an attractive wooded area to the SW of Malehurst partly screening it. The existing modern corrugated sheet buildings of Malehurst are visible from the road. The fields comprising MIN021 are in grazing use and are bounded by traditional hedgerow boundaries with a strong hedge to the roadside and access lane boundaries.
<b>Local highway capacity/ constraints</b>	Access not currently acceptable, maybe achievable if full site was developed. Minsterley to Pontesbury upgrade going ahead. New, safer highway access is required off A488 to replace existing access on elevated ridge line with limited visibility. Potential cycle access using former railway line to NE / SW
<b>Other critical infrastructure constraints<sup>1</sup></b>	<p>Minsterley/Pontesbury Place Plan 2012/13:</p> <ul style="list-style-type: none"> <li>• Upgrade to Sewage treatment Works- the Shropshire Water cycle study identifies that there is no current hydraulic capacity at the works but there is potential to create additional treatment capacity.</li> <li>• Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required.</li> <li>• Assessment of Surface water flood risk and management plan requirement</li> <li>• Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units</li> <li>• Highways &amp; transport infrastructure for new developments</li> </ul>
<b>Inherent landscape character<sup>2</sup></b>	Site not included in Landscape Assessment Report. This forms attractive countryside incorporating undulating enclosed grassland which falls to valley and wooded area adjoining Malehurst. The industrial estate lies in a valley but is plainly visible from the road (despite hedgerows and wooded area providing some screening). However a limited extension of the adjoining existing estate area would not significantly increase the visual impact, particularly if additional landscaping introduced.
<b>Planning history or designations</b>	No planning history identified, some planning history at adjoining site. Outside development boundary (rural)
<b>Land ownership, land agreements and delivery statements</b>	Promoted Single land ownership



## Minsterley: Submission

<b>Site Ref:</b> ELR001 (MIN021)	<b>Site Name:</b> Land adjacent to Malehurst Mill, Minsterley Road (A488), Malehurst
<b>Access to services/employment areas</b>	No access to any services or facilities but adjoins employment area
<b>Other constraints</b>	n/a
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	0.26 ha of expansion land is available within the Uniq Foods site at Minsterley. An extra 2.00 ha of employment land is needed at Minsterley/ Pontesbury although providing this is considered a low priority when compared to the more immediate needs of Shrewsbury and the possibility of land for redevelopment becoming available in Minsterley. No additional land is available within these settlements but 9 ha is available on 'Land adjacent to Malehurst Mill, Minsterley Road (A488)' (south of Malehurst Mill) which sits between the two communities. Allocation of this site would allow the development of a rural employment area, which would have 'A' road frontage and be adjacent to the existing employment uses of Malehurst Mill (which is in separate ownership to this site). The proposed allocation would provide more land than is presently needed, but this would provide a significant allowance against future increases in land take-up. Sub-division of the site could provide both land to meet short/medium term needs (to 2026) as well as a long term forward supply should be achievable. Phasing should also ensure that the A road frontage is developed before the more isolated plots to the rear.
<b>Other relevant information</b>	Not serviced Availability 3-5 years

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	n/a
<b>Biodiversity</b>	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"> <li>• Extended Phase 1</li> <li>• Bats</li> <li>• Great Crested Newts</li> <li>• Reptiles</li> </ul> <p>The site is not in, adjacent to or within a buffer zones of a designated site. The site is also 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 An HRA is required as site is within 2km of Stiperstones and Hollies SAC</p>
<b>Trees</b>	Trees & hedgerows will be a limiting constraint
<b>Environmental Health</b>	No comments received
<b>Drainage: Watercourse flooding</b>	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

## Minsterley: Submission

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Drainage: Surface water flooding</b>	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
<b>Drainage: Groundwater flooding</b>	There is a medium risk of groundwater flooding (between 25 and 50% of the site is recorded as being susceptible).
<b>Drainage: Suitability for SUDS</b>	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
<b>Countryside</b>	No comments received
<b>Environment Agency</b>	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- Two unmapped ordinary w/c in or along site boundary

<b>Community consultation response</b>	<ul style="list-style-type: none"> <li>• Wide range of views about appropriate directions for development;</li> <li>• Particular concerns about traffic, environmental and flood risk impacts;</li> <li>• Some support for further development which accesses the A488 directly and for employment development between Minsterley and Pontesbury to extend the existing Malehurst Industrial estate.</li> </ul> <p>All summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
<b>Statutory bodies responses to date</b>	n/a

## Site Assessment Summary

This greenfield site is detached from any settlement and is not closely associated with any residential development. Therefore it is not an appropriate site to accommodate housing. The site is being promoted for industrial use and would form a logical extension to the existing industrial estate.

There are potential watercourse flooding issues that would need further investigation and medium risk of groundwater flooding to be taken into account. The site is not accessible to any facilities.

Other Stage 2a assessment negative scores reflect agricultural land grade. The site generally does not score positively and consequently, the overall sustainability of the site for housing is judged to be poor. The site is however, well related to the existing industrial estate therefore specific requirements for extension of existing authorised businesses would need to be considered on their merits, including the constraint of significant issues with the existing access road off the A488. Sites better located in relation to the settlements of Minsterley and Pontesbury would be preferred, particularly where they are brownfield.

## Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	No - Although the Parish Councils support development, current access constraints and other issues mean that this site is not considered to be a realistic option for allocation.

## Recommendation

## Minsterley: Submission

<b>Preferred option</b>	<b>Not recommended for allocation.</b> No employment allocation proposed due to uncertainty regarding future of existing brownfield site in Place plan Area. However, if the access issues were to be resolved, the site may provide scope to meet needs of existing authorised employment uses at Malehurst and proposals would need to be considered on their merits.
<b>If Yes, Key Development Issues from Assessment</b>	n/a