

Pontesbury: Submission

Stage 1 Assessment:

Summary Sheet: Stage 1 Assessment

Settlement: Pontesbury

Site Ref	Site Name	Stage 2	Comments
PBY001	Station Rd	Yes	
PBY002/R	Land off Mount Close	Yes	
PBY003	Land off Stallion Lane	No	Too small and already developed
PBY004	Land at Rosemary Way	No	Too small
PBY005	Land off Main Rd (adj. to Sunrise)	No	Already developed
PBY006	Land at the Depot and Long Acre	No	Already developed
PBY008	land adj. David Avenue	Yes	
PBY009	Land rear of Hall Bank	Yes	Site split by flood zone
PBY010	Land at School Green	No	Too small
PBY011	Land at School Bank	No	Too small
PBY012	Land at School Bank	No	Too small
PBY013	Land at Kylemore	No	Too small
PBY014	Land at Brookside	No	Too small
PBY017	Land South of Main Rd	Yes	
PBY018/R	Land at Hall Bank	Yes	
PBY019	Land surrounding Mount Pleasant	Yes	
PBY020	Land at Home Farm	No	Not well related to development boundary
PBY021	Land at Pontesbury Hill	No	Too small and not well related to development boundary
PBY022	Field 2432 Grove Cottage	No	Not well related to development boundary
PBY023	Land at Brookside	Yes	
PBY024	Land at New Mills Lane	Yes	Adjacent to other sites PBY030 & PBY029 which adjoin the development boundary
PBY025	Land off Main Rd	Yes	
PBY026	Yew Tree Cottage Habberley Rd	No	Too small
PBY027	Land at Pontsford Hill	No	Too small
PBY028/R	land west of the Ozarks	Yes	Related to adjoining employment sites PBY019/038 & site PBY001 which adjoins them and the development boundary.
PBY029/R	Land at Hall Bank	Yes	
PBY030	land NW of David Ave	Yes	

Pontesbury: Submission

Site Ref	Site Name	Stage 2	Comments
PBY031	LAND EAST OF Bogey Lane	Yes	
PBY032	Land rear of Linley Terrace	Yes	
PBY033	Land adj. to Harlow	Yes	
PBY034	Land east of Whitwell Lane	Yes	
PBY0035/R	land at Pontesbury	Yes	
PBY036/09	Land West Of Station Road	Yes	
PBY037/10	Pontesbury Glebelands	Yes	Part of PBY023
PBY038	Land at the Ozarks	Yes	Site not well related on own but adjoining other promoted sites PBY001 & 19 & Employment site PBY 0028/R
PBY0039	Land at Polesgate Cottage	No	Too small and not well related to development boundary
PBY040	Land adjacent to Pontesford	No	Not well related to development boundary and 50% of site in Flood Zone 3

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY001		Site Name: Station Rd	
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	Partly adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY002/R		Site Name: Land off Mount 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	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY003		Site Name: Land off Stallion Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Planning permission granted for 3 houses. Now built
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 ¹	N	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as too small and already developed

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY004		Site Name: Land at Rosemary Way	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small
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 ¹	N	Site promoted

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

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY005		Site Name: Land off Main Rd (adj. to Sunrise)	
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	Permission granted for 3 houses. Now built
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 ¹	N	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as already developed

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY006		Site Name: Land at the Depot and Long Acre	
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	Permission granted for houses
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 ¹	N	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as already developed

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY008		Site Name: land adj. David Avenue	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY009		Site Name: Land rear of Hall Bank	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Small part of site inside 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	Site split by flood zone which covers a large part but need to consider feasibility of whether remainder could be developed
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY010		Site Name: Land at School Green	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	The site comprises a road
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 ¹	N	Site promoted

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

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY011		Site Name: Land at School Bank	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small
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 ¹	N	Site promoted

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

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY012		Site Name: Land at School Bank	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small
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 ¹	N	Site promoted

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

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY013		Site Name: Land at Kylemore	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small
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 ¹	N	Site promoted

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

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY014		Site Name: Land at Brookside	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	This site comprises highway verge
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 ¹	N	Call for sites promotion

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

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY017		Site Name: Land South of Main Rd	
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	Bowling Green forms part of 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	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PB018/R		Site Name: Land at Hall Bank	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Part of site Day Nursery
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	Partly adjacent to development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	Y	Part of site in flood zone part but remainder could be developed
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY019		Site Name: Land surrounding Mount Pleasant	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Part of PBY028/R and PBY0038
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	Small part adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY020		Site Name: Land at Home 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	Adjacent to PONT005
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 ¹	N	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as not well related to Development Boundary

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY021		Site Name: Land at Pontesbury Hill	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small
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	No relationship to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as too small and not well related to development boundary

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY022		Site Name: Field 2432 Grove Cottage	
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 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 ¹	N	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as not well related to Development Boundary

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY023		Site Name: Land at Brookside	
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 also includes PBY037/10
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 adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY024		Site Name: Land at New Mills Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to other sites PBY030 & PBY029 which adjoin 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 ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY025		Site Name: Land off Main Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY026		Site Name: Yew Tree Cottage Habberley Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small
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 ¹	N	Site promoted

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

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY027		Site Name: Land at Pontsford Hill	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small
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 ¹	N	Site promoted

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

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY028/R		Site Name: land west of the Ozarks	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Part of site is PBY019
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	Development boundary across road & relationship with adjoining employment sites PBY019/038 & site PBY001 which adjoins them and 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 ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PB029/R		Site Name: Land at Hall Bank	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	Very small part in Flood Zone but remainder of site developable
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY030		Site Name: land NW of David Ave	
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	Small section adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY031		Site Name: Land east of Bogey 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	Part adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY032		Site Name: Land rear of Linley Terrace	
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 ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY033		Site Name: Land adj. to Harlow	
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 adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY034		Site Name: Land east of Whitwell 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	Part adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY0035/R		Site Name: land at Pontesbury	
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	Includes Bridge Leys Farm
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 adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY036/09		Site Name: Land West Of Station Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
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	Has relationship with northern part of settlement & development boundary when considered together with other promoted sites PBY001, PBY 28
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY037/10		Site Name: Pontesbury Glebelands	
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 PBY023 which part adjoins development boundary. Not well related on its own
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY038		Site Name: Land at the Ozarks	
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	Site not well related on own but adjoining other promoted sites PBY001 & 19 & PBY 0028/R which have some relationship with development boundary & built up edge of town.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment.

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY0039		Site Name: Land at Polesgate Cottage	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small 0.058 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	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 ¹	N	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as too small and not well related to development boundary

Pontesbury: Submission

Stage 1 Site Assessment: Pontesbury

Site ref: PBY040		Site Name: Land adjacent to Pontesford	
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 development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	Y	Around half the site is covered by Flood Zone3 such that the remainder of the site is unlikely to be developable
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as not well related to development boundary and around 50% of site is in Flood Zone 3

Pontesbury: 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

Pontesbury: Submission

Stage 2a Assessment:

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY001		Site Name: Station Rd		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	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	

Pontesbury: Submission

Site ref: PBY001		Site Name: Station Rd		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Pontesbury: Submission

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY002/R		Site Name: Land off Mount Close		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Pontesbury: Submission

Site ref: PBY002/R		Site Name: Land off Mount Close		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	2 group and 3 individual TPOs
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Pontesbury: Submission

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY008		Site Name: Land adj. David Ave		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	Majority of site
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Majority of site within 480m of amenity green space Part of site within 480m of children's play area
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	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	-	Ringwork and Tower Keep castle Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Pontesbury: Submission

Site ref: PBY008		Site Name: Land adj. David Ave		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Pontesbury: Submission

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY009		Site Name: Land at rear of Hall Bank		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			Station Rd play area
	▪ 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	-	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Site has Station Rd play area within it & development would result in the loss of this 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 ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Pontesbury: Submission

Site ref: PBY009		Site Name: Land at rear of Hall Bank		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	Group & individual TPOs.
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Former railway use

Pontesbury: Submission

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY017		Site Name: Land south of Main Rd		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Majority of site not 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	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	Majority of site not within 480m of SAM
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Pontesbury: Submission

Site ref: PBY017		Site Name: Land south of Main Rd		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Small quarry southern end of site

Pontesbury: Submission

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY018/R		Site Name: Land at Hall Bank		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	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	-	Part of site within 300m of Ringwork and Tower Keep castle Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Pontesbury: Submission

Site ref: PBY018/R		Site Name: Land at Hall Bank		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	group and individual TPOs at site periphery
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Northern edge of site
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 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	+	Former railway use

Pontesbury: Submission

Site ref: PBY019		Site Name: Land surrounding Mount Pleasant		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Part of site within 480m of amenity green space Majority of site within 480m of children's play area.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Pontesbury: Submission

Site ref: PBY019		Site Name: Land surrounding Mount Pleasant		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	2 group TPOs
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Pontesbury: Submission

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY023		Site Name: Land at Brookside		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high ²	-	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	-	Ringwork and Tower Keep castle Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Pontesbury: Submission

Site ref: PBY023		Site Name: Land at Brookside		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	10 individual and one group TPOs
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Pontesbury: Submission

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY024		Site Name: Land at New Mills Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	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	-	Within 300m of Ringwork and Tower Keep castle Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Pontesbury: Submission

Site ref: PBY024		Site Name: Land at New Mills Lane		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Pontesbury: Submission

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY025		Site Name: Land off Main Rd		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	Majority of site within 480m
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Southern section of site within 480m of an 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	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	+	Majority of site outside 300m radius of Nag's Head engine house SAM site .
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Pontesbury: Submission

Site ref: PBY025		Site Name: Land off Main Rd		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Pontesbury: Submission

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY028/R		Site Name: Land west of The Ozarks		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	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	

Pontesbury: Submission

Site ref: PBY028/R		Site Name: Land west of The Ozarks		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Pontesbury: Submission

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY29/R		Site Name: Land at Hall Bank		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	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	-	Ringwork and Tower Keep castle Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Pontesbury: Submission

Site ref: PBY29/R		Site Name: Land at Hall Bank		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	3 group and 8 individual TPOs
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Majority of site not within flood zone ,Western tip of site affected
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	Majority of site greenfield but some former Railway Land at NW edge of site

Pontesbury: Submission

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY030		Site Name: Land west of David Ave		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Part of site within 480m of amenity green space about 50 % of site within 480m of children's play area.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Scheduled Ancient Monument s <i>Ringwork and Tower Keep castle & Nag's Head engine house</i> majority of site outside 300m distance of these sites

Pontesbury: Submission

Site ref: PBY030		Site Name: Land west of David Ave		
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	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	

Pontesbury: Submission

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY031		Site Name: land east of Bogey Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	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	-	Extreme Southern tip of site within 300m of Scheduled Ancient Monument
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Pontesbury: Submission

Site ref: PBY031		Site Name: land east of Bogey Lane		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Clay bricks & tiles manufacture

Pontesbury: Submission

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY032		Site Name: Linley Terrace		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	Northern section of site
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			Outdoor sports area connected to primary school
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high ²	-	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	NE portion of site within 300m of SAM but majority of site excluded
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Pontesbury: Submission

Site ref: PBY032		Site Name: Linley Terrace		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Northern tip Clay bricks & tiles manufacture

Pontesbury: Submission

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY033		Site Name: land adj. Harlow		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high ²	-	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	

Pontesbury: Submission

Site ref: PBY033		Site Name: land adj. Harlow		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	TPO at Northern edge of site
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	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	

Pontesbury: Submission

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY034		Site Name: land east of Whitwell Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high ²	-	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	-	Northern tip of site within 300m of SAM but majority of site excluded
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Pontesbury: Submission

Site ref: PBY034		Site Name: land east of Whitwell Lane		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	Group & individual TPOs
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Pontesbury: Submission

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY035/R		Site Name: Land at Pontesbury		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high ²	-	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	

Pontesbury: Submission

Site ref: PBY035/R		Site Name: Land at Pontesbury		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	Group & individual TPOs
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Unknown filled ground and small mining and quarrying

Pontesbury: Submission

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY036/09		Site Name: Land West of Station Rd		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			About 50 % of site within 480m of children's play area
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Pontesbury: Submission

Site ref: PBY036/09		Site Name: Land West of Station Rd		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	Grade 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	

Pontesbury: Submission

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY037/10 linked to PBY023		Site Name: Pontesbury Glebelands		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	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	-	Ringwork and tower keep castle SAM
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Pontesbury: Submission

Site ref: PBY037/10 linked to PBY023		Site Name: Pontesbury Glebelands		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	4 individual TPOs
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Pontesbury: Submission

Site Assessment: Stage 2a

Settlement: Pontesbury

Site ref: PBY038		Site Name: The Ozarks		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			Majority of site not within 480m of amenity green space or children's play area.
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Pontesbury: Submission

Site ref: PBY038		Site Name: The Ozarks		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Pontesbury: Submission

Notes

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

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

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

Pontesbury: Submission

Housing Site Assessment: Stage 2b

Site Ref: PBY001	Site Name: Station Rd, Pontesbury
Size (ha)	1.25ha
Indicative capacity	No specific information, range 25 – 37 based on 20 to 30 dwellings per ha for the whole site.
General location	Comprises land to the northern side of the village with access off Station Road directly adjoining development boundary to South. It forms part of grouping with sites PBY019, PBY0028R, PBY038 and is reasonably centrally located relative to services and facilities.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes within both
Current use	Grassland
Topography	The triangular part of the site is sloping up the site to the west from Station Road, initial slope is gentle but rises more steeply towards the top of the site. The southern rectangular element is reasonably level and contained .
Adjoining land uses and boundary features	The site is accessed at a narrow pinch point off Station Road which is located between a detached dwelling (Coach House) to the south and dismantled railway line to the north. This dismantled railway line forms the Northern perimeter which is defined by dense tree boundary. Other boundaries are of mixed types with a wall to the Coach House, domestic boundary features to rear of adjoining residential properties and more natural hedgerow features to the western boundary. The southern rectangular element is well contained .
Local highway capacity/ constraints	Highway comment: 2.Access not currently acceptable, could would be easily achievable based on development scale Cycle Access not currently acceptable, maybe achievable if full site was developed- Seek Pedestrian access Ash Grove
Other critical infrastructure constraints¹	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> • 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. • Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required. • Assessment of Surface water flood risk and management plan requirement • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Highways & transport infrastructure for new developments
Inherent landscape character²	Landscape Assessment Report: Identifies the site within area ref PBY02 a much larger area of land extending beyond the promoted site area and including part of site PBY019. It

Pontesbury: Submission

	<p>identifies this whole area as having high/medium Landscape sensitivity. The area is described as lying just to the north of the main A488 main western approach to the settlement forming a locally prominent skyline. It consists of small pastoral fields with low cut hedges and overgrown with some/ fields in poor condition and small cluster of agricultural related buildings on the crest. It contributes to the character of the settlement.</p> <p>It is suggested that the area as a whole has limited capacity for housing as it forms part of the rural approach to the settlement and rises to a locally prominent skyline. The edge of the settlement to the south is mixed age and is an appropriate edge to the settlement.</p> <p>The report indicates that the area has no capacity for employment due to its fine grain topography as well as its prominent location adjacent to housing</p>
Planning history or designations	No relevant designations or planning history currently identified
Land ownership, land agreements and delivery statements	None identified at this stage
Access to services/employment areas	The site is within easy walking distance of a play area, amenity green space a bus stop, with a regular service, the village facilities.
Other constraints	Existing site access off Station Road very constrained and creation of access to serve development at this point could impact on adjoining residential amenity.
General site related benefits	None identified at this stage
Transport and Highways related benefits	None identified at this stage
Strategic fit	Nothing identified at this stage
Other relevant information	Nothing identified at this stage

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Reptiles <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 3.5 km of Stiperstones and Hollies SAC</p>
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT

Pontesbury: Submission

Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	<p>Issues and Options: Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the school playing fields & nearby recreation land were also identified by a number of respondents, together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general, such as North West, and others comments referred to specific areas such as land at east of The Nags Head Mount Pleasant/opposite the Horseshoes,, Hall Bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion.</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>
Statutory bodies responses to date	None currently

Site Assessment Summary

The site is well located relative to the village centre facilities, and existing development boundary and built up area. Access is however constrained and the site has some landscape sensitivity issues related to the rising topography.

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. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the

Pontesbury: Submission

village score positively for these . All other sustainability criteria 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 but whilst being to the North of the A488, is not directly accessible from it. The Stage 2b assessment identifies some further constraints to development including landscape sensitivity, tree and hedgerow protection and there is also a high risk of groundwater flooding which would need to be taken into account.

Conclusion	Potential	No
windfall site		
Realistic site		Yes part. The overall sustainability of the site is fair but current access off Station Road is limited , there are topography /landscape constraints and current lack of community support for development which mean that this site is not considered to be an appropriate option for allocation
Recommendation		
Preferred option		Not recommended for allocation

Pontesbury: Submission

Site Ref: PBY002/R	Site Name: Land off Mount Close
Size (ha)	1.23
Indicative capacity	No specific information, range 25 – 37 based on 20 to 30 dwellings per ha for the whole site.
General location	Comprises land to the rural south western edge of village adjoining the development boundary which follows the rear property boundaries of modern estate development lying to the North of the site. To the south land opens out into open countryside. It forms part of grouping with site PBY0035R and is relatively well related to the existing built up edge of the village.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes within both
Current use	Agricultural - cropped
Topography	Undulating , gentle rise to South
Adjoining land uses and boundary features	Site predominately adjoined by ‘agricultural ’ land except where it adjoins properties on edge of the village, off Mount Close/ Brook Rd & Bridge Leys Lane. Site comprises an enclosed field bounded by hedgerow/tree boundaries the Eastern boundary , in particular, has significant trees. Bridge Leys Lane runs to the Western side and current access is off this single track lane .
Local highway capacity/ constraints	Access acceptable Cycle Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> • 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. • Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required. • Assessment of Surface water flood risk and management plan requirement • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Highways & transport infrastructure for new developments
Inherent landscape character²	<p>Landscape Assessment Report: Identifies the site within PBY01 . It identifies this area as having medium landscape sensitivity. It describes the site as: area is on rising arable land with low hedges adjacent to estate housing visible to adjacent residents and from the hill above. The area forms part of the broad rural hillside setting of the settlement.</p> <p>The report describes the area having medium capacity for housing although it is sensitive in the upper parts of the site to views from the north and west. The report indicates that the</p>

Pontesbury: Submission

	area has no capacity for employment as it is adjacent to housing and is in a potentially exposed location
Planning history or designations	No relevant designations or planning history currently identified
Land ownership, land agreements and delivery statements	None identified at this stage
Access to services/employment areas	The site is only within easy walking distance of an amenity green space a bus stop, with a regular service
Other constraints	None identified at this stage
General site related benefits	None identified at this stage
Transport and Highways related benefits	None identified at this stage
Strategic fit	None identified at this stage
Other relevant information	No details regarding access – Bridge Leys Lane narrow & any new access to serve a development coming through existing housing estates would need to be assessed for impact on residential amenity.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site contains early coal workings -archaeological monitoring required during any remediation works.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Reptiles <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 3.5 km of Stiperstones and Hollies SAC</p>
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT - TPO on site
Environmental Health	No comments received
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received

Pontesbury: Submission

Environment Agency	No comments received
Community consultation response	<p>Issues and Options: Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the school playing fields & nearby recreation land were also identified by a number of respondents , together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general , such as North West, and others comments referred to specific areas such as land at east of The Nags Head Mount Pleasant/opposite the Horseshoes,, Hall Bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion.</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>
Statutory bodies responses to date	No comments received

Site Assessment Summary

This is a greenfield site adjoining the existing development boundary on the southern edge of the village. There are no identified ecological considerations and the site is reasonably well related to the existing village edge and could be acceptable in landscape terms(medium sensitivity) . A Tree Preservation Order on the site and potential impact of achieving access to the site 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, the other four amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities : local park/garden; (semi)natural green space and young people’s recreational facility, therefore no sites in the village score positively for these . The assessment also shows that there are Tree Preservation Orders within the site. All other sustainability criteria 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 tree/hedgerow, archaeological and ecological concerns. Current access to the site is via a narrow lane and this would not be appropriate to serve a housing development. Community consultation favours development to the North of the village rather than in this southern location.

Conclusion

Potential windfall site	No
Realistic site	No, community preference is for sites to the North of the A488 and clarification required on how access would be achieved without significantly impacting on existing residential amenity.

Recommendation

Preferred option	Not recommended for allocation
-------------------------	---------------------------------------

Pontesbury: Submission

Pontesbury: Submission

Site Ref: PBY008	Site Name: Land adj. David Avenue
Size (ha) 1.35	
Indicative capacity	27- 40(<i>Estimate using 20-30 dwellings per ha range</i>) NB <i>Development in vicinity is relatively low density</i>
General location	Comprises land to the north eastern fringe of village adjoining the development boundary, lying directly to the rear of properties on David Avenue, which are accessed off Main Road. It lies close to the entrance of the village from the Shrewsbury direction and forms part of grouping with sites PBY025, PBY030, PBY024. The site is at a lower level than properties on the main road frontage and would form a direct extension to the built up area on the eastern side of the village. There is a footpath along eastern boundary of the site(running NE – SW which runs from Main Road to Pontesford direction) which creates links to wider countryside.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes within both
Current use	Grassland/Rough grazing – SW corner currently sectioned off for horse enclosure.
Topography	Undulating with a general gentle rise to the S with properties on Main Road being at a higher level. There is also a slight rise to the W/NW.
Adjoining land uses and boundary features	Site predominately adjoined by ‘agricultural ’ land (ploughed field to the N & W and pasture to E) except where it adjoins the built up edge of the village to the southern boundary. This southern boundary adjoins the rear of David Avenue which consists of mainly mature residential development with a variety of ‘suburban’ hedge & fence boundary treatments. Bounded by hedgerow/tree boundaries to the NW, NE and SE boundaries, with larger more mature trees in the western boundary. A footpath runs along the eastern boundary which gives open views across the site. Site is visually connected to the built up limit of the village.
Local highway capacity/ constraints	Access acceptable Cycle Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	Minsterley/Pontesbury Place Plan 2012/13 <ul style="list-style-type: none"> • 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. • Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required. • Assessment of Surface water flood risk and management plan requirement • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Highways & transport infrastructure for new developments
Inherent landscape character ²	Landscape Assessment Report: Identifies the site as within PBY08 (western portion) . The area is described as having as having medium landscape sensitivity. It describes the area as relatively flat with hedgerows which lies on the edge of a gentle ridge which falls north away from the settlement. The area is just visible from the A488 from the south east and any development would be seen to extend the village envelope.

Pontesbury: Submission

	<p>The report describes the area having medium capacity for housing . It indicates that housing should not appear to significantly extend the settlement envelope when viewed from the south east. The areas to the north east of the area are therefore most sensitive and inappropriate for housing. The report identifies the area has having no capacity for employment due to its location next to housing and its position at the edge of the gentle ridge.</p> <p>roads</p> <p>Site appraisal: This is an area of rough grazing land on the periphery of the village with adjoining agricultural fields. It is a contained site with a village developed edge feel because of the proximity and visibility of adjoining residential properties to the South and the rough grazing character. The land has uneven topography with a general rising aspect to the South but not steeply sloping. It does not have significant landscape value in its own right but does form a green buffer between existing housing development and the adjoined more managed agricultural land comprising PBY0030. It also forms part of the countryside setting of this eastern end of Pontesbury.</p> <p>The adjoining housing development (to S & SE) is of mixed types but generally mature, low density , detached and semi' detached dwellings. The area of the site immediately adjoining properties on David Ave is characterised by cultivated hedgerows and fences forming typical residential boundary treatments. The rest of the field is however enclosed by typical hedge and tree boundaries.</p>
Planning history or designations	No relevant designations or planning history currently identified
Land ownership, land agreements and delivery statements	None identified at this stage
Access to services/employment areas	Most of the site is within easy walking distance of primary school and a bus stop, with a regular service. The western third of the site only is accessible to the children's play area and the southern two thirds of the site is accessible to an amenity green space. However, the site is also within good proximity to the secondary school & associated publicly available outdoor and indoor recreational facilities & other recreational facilities including bowling greens.
Other constraints	Footpath
General site related benefits	Footpath links to countryside and proximity to secondary school.
Transport and Highways related benefits	None identified at this stage
Strategic fit	None identified at this stage
Other relevant information	Not clear how access would be obtained to Main Rd . David Ave potentially has limited capacity. Originally submitted information by Halls shows site access from Main road adjoining 'Sunrise'but prior to development of Earls Court

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Reptiles

Pontesbury: Submission

	<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 3.5 km of Stiperstones and Hollies SAC</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	<p>Issues and Options:Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the school playing fields & nearby recreation land were also identified by a number of respondents , together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general , such as North West, and others comments referred to specific areas such as land at east of The Nags Head Mount Pleasant/opposite the Horseshoes,, Hall Bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion.</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>
Statutory bodies responses to date	No comments received

Site Assessment Summary

Site directly adjoining development boundary, is located close to main road network and visually could form an appropriate village extension .

Pontesbury: Submission

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and flood risk. Parts of the site (to differing proportions) are positive for access to the primary school, an amenity green space and , a children’s play area. It is negative for access to the other three amenities and facilities, proximity to a Scheduled Ancient Monument(Part of site only) and agricultural land quality. However there is no provision in the village for 3 of the identified amenities : local park/garden; (semi)natural green space and young people’s recreational facility, therefore no sites in the village score positively for these . All other sustainability criteria are neutral and the site is accessible to a range of facilities not incorporated within the sustainability appraisal . 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 and , being to the North of and accessible to the A488, is a location generally supported by consultation responses. Only a very small portion of the site falls within the buffer zone for the Scheduled Ancient Monument thus limiting potential impact . Risk of ground water flooding would need to be taken into account but there are no significant flood zone or ecological constraints identified (noting requirement for further assessment) but suitable access to the site is not demonstrated and could be difficult to achieve.

Conclusion

Potential windfall site	No
Realistic site	need to demonstrate suitable access

Recommendation

Preferred option	Not recommended for allocation
-------------------------	---------------------------------------

Pontesbury: Submission

Site Ref: PBY009	Site Name: Land rear of Hall Bank
Size (ha)	0.9
Indicative capacity	No specific information, range 18 – 27 based on 20 to 30 dwellings per ha for the whole site.
General location	Comprises land to the north fringe of village off the Hall Bank one way system (A488 main route to Shrewsbury &) adjoining development boundary to the West & South. It forms part of grouping with sites, PBY0029R, PBY024 and is centrally located relative to services and facilities
Brownfield or Greenfield	Brownfield- Former Railway line and adjoining land.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Within both
Current use	Recreation/Play area /Pontesbury & District Gardeners Association building, access & parking, Right of Way
Topography	Site is relatively flat
Adjoining land uses and boundary features	Site only adjoins the village development boundary to the West with adjoining promoted sites PBY018R & PBY029/R required to create a better linkage to the built up form. It appears that the site is former railway land now largely in use and recently furnished as a play area. The site is largely adjoined by grassland and is well screened to the South & North by a hedgerow/tree boundaries. There are some significant boundary trees
Local highway capacity/ constraints	Access acceptable Cycle Access not currently acceptable, maybe achievable if full site was developed- Footpath and cycle route through sites 18 & 29
Other critical infrastructure constraints¹	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> • 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. • Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required. • Assessment of Surface water flood risk and management plan requirement • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Highways & transport infrastructure for new developments
Inherent landscape character²	Not formally assessed in Landscape Assessment Report. Site has significant value as part of former railway line forming a valuable recreation corridor and part of the footpath network with links to the wider countryside beyond the village.
Planning history or designations	No relevant designations or planning history currently identified
Land ownership, land agreements and delivery statements	None identified at this stage
Access to services/employment areas	The site is within easy walking distance of a bus stop with a regular service, the village centre but actually contains the play area. There would be a need to cross main road to access primary school. There are public footpaths across the site which provide links to the rural environs.
Other constraints	On site of play area.Footpath runs through the site.
General site related benefits	None identified at this stage

Pontesbury: Submission

Transport and Highways related benefits	None identified at this stage
Strategic fit	None identified at this stage
Other relevant information	None identified at this stage

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Great Crested Newts <input type="checkbox"/> Reptiles <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 3.5km of Stiperstones and Hollies SAC</p>
Trees	TREES & HEDGEROWS WILL BE A SIGNIFICANT CONSTRAINT TPOs on site
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and 1 flood events have been reported by members of the public to the Flood Forum. 45.31% of the site is in Flood Zone 3a.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse- Culverted watercourse under site
Community consultation response	Issues and Options:Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the

Pontesbury: Submission

	<p>school playing fields & nearby recreation land were also identified by a number of respondents , together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general , such as North West, and others comments referred to specific areas such as land at east of The Nags Head mount pleasant/opposite the Horseshoes,, hall bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion.</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>
Statutory bodies responses to date	None at this stage

Site Assessment Summary

The site is well located relative to the village centre facilities, would not be visually intrusive but incorporates the existing play area & part of former railway walk . Without development of adjoining land it would not be well connected to the existing village

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space and previous land use. It is actually on the site of the recreational area and if developed would require the loss of this facility. It is negative for access to the primary school, the other three amenities and facilities, flood risk and agricultural land quality. The assessment also shows that the site contains several Tree Preservation Orders. All other sustainability criteria are neutral.

The Stage 2b assessment highlights flooding and tree constraints and need to consider groundwater flooding, archaeological and ecological concerns. Development of the site would result in the loss of an important recreational facility, potentially impact on the footpath network & there is a need to maintain the integrity of the environmental network. Thus the overall sustainability of the site is thus judged to be poor.

Conclusion

Potential windfall site	No
Realistic site	No significantly affected by flood zone, in active use as a play area, there are TPOs and the sustainability of the site is poor

Recommendation

Preferred option	Not recommended for allocation
-------------------------	---------------------------------------

Pontesbury: Submission

Site Ref: PBY017	Site Name: Land South of Main Rd, Pontesbury
Size (ha)	3.09ha
Indicative capacity	No specific information, range 62 – 93 based on 20 to 30 dwellings per ha for the whole site.
General location	Eastern fringe of village, accessed from & lying just off Main Road & to the North East of Bogey Lane and the primary & secondary schools. It adjoins site PBY031 to the South. The site has poor relationship to the existing development boundary, with connection only via site PBY031 .
Brownfield or Greenfield	Mainly greenfield with recreation related buildings
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes within both
Current use	Recreation – sports field , bowling green & club house/pavilion
Topography	Level
Adjoining land uses and boundary features	Site adjoined by ‘open’ land with playing field to the west and agricultural & wooded to other sides. Mainly enclosed by traditional hedgerow/tree boundaries with some attractive trees on the site
Local highway capacity/ constraints	Highway comment: 2.Access not currently acceptable, could would be easily achievable based on development scale Cycle Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> • 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. • Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required. • Assessment of Surface water flood risk and management plan requirement • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Highways & transport infrastructure for new developments
Inherent landscape character²	Area not considered in landscape study Site appraisal : Has manicured character associated with a playing field use. However, this low intensity, largely greenfield, use, ensures that the site sits unobtrusively within its sensitive location within the setting for Pontesford Hill
Planning history or designations	No relevant designations or planning history currently identified
Land ownership, land agreements and delivery statements	None identified at this stage
Access to services/employment areas	The site is within easy walking distance of the school and a bus stop, with a regular service. Only about a fifth of the site is within the 10 min walking distance of an amenity green space.
Other constraints	recreational use of site.
General site related benefits	None identified at this stage
Transport and Highways related benefits	None identified at this stage

Pontesbury: Submission

Strategic fit	None identified at this stage
Other relevant information	None identified at this stage

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM- small portion of S.E part of the site
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Great Crested Newts <input type="checkbox"/> Reptiles <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 3.5km of Stiperstones and Hollies SAC</p>
Trees	TREES & HEDGEROWS WILL BE A SIGNIFICANT CONSTRAINT
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse- Unmapped ordinary watercourse running along western boundary of site

Community consultation response	<p>Issues and Options: Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the school playing fields & nearby recreation land were also identified by a number of respondents , together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main</p>
--	---

Pontesbury: Submission

	road. Some references were general , such as North West, and others comments referred to specific areas such as land at east of The Nags Head Mount Pleasant/opposite the Horseshoes,, Hall Bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion. All summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement
Statutory bodies responses to date	No comments received

Site Assessment Summary

The site is on the rural approach to the village and does not directly adjoin the existing development boundary, other than through connection by an adjoining site. It comprises a recreational/playing field facility which is obviously well managed and in active use

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, , flood risk and previous land use. Most of the site is not accessible to an amenity green space It is also negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument (SAM) and agricultural land quality. Only a small portion of the site to the S.E of the site is within the 300m buffer zone of the SAM, however the assessment also shows (negatively) that the site comprises an outdoor sports facility. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor

The Stage 2b assessment highlights some landscape sensitivity and need to consider risk of watercourse & groundwater flooding, trees and ecological concerns. Housing would not be well related to the existing village & neither housing nor employment on this site would be visually acceptable. Community consultation favours development to the North of the village rather than in this location.

Conclusion

Potential windfall site	NO outside development boundary
Realistic site	NO removed from development boundary, landscape sensitivity and locally valued area, also loss of playing field

Recommendation

Preferred option	Not recommended for allocation
-------------------------	---------------------------------------

Pontesbury: Submission

Site Ref: PBY018/R	Site Name: Land at Hall Bank, Pontesbury
Size (ha)	1.32
Indicative capacity	Capacity for housing was estimated (at Preferred Options) to be 17-20 dwellings(<i>Estimate using up to 20 dwellings per ha range to reflect that low density development in the vicinity and the need to accommodate flooding, tree, footpath & residential amenity constraints</i>). Actual capacity to be determined in accordance with flood risk assessment, other constraints and land take by other uses proposed on the site. At Revised Preferred Options there was a submission for the site to be considered in conjunction with site PBY029 for a mixed use on the site. The mixture of uses and land take for retail/community/open space as well as consideration of site constraints will determine site capacity.
General location	Comprises land to the northern side of the village off the Hall Bank one way system (A488 main route to Shrewsbury) adjoining the development boundary which lies to the West & South. It forms part of grouping with sites PBY009, PBY0029R, PBY024 and is fairly centrally located relative to local services and facilities.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes within both
Current use	Grassed area
Topography	Site is relatively flat with no significant changes in land levels. Slight rise to East and to south and Hall Bank Road.
Adjoining land uses and boundary features	The site is closely associated with the village development boundary, with new build large detached properties directly adjoining to the West. These properties face onto the site and the curtilages of these properties are exposed to the site, having post and wire boundary fences, forming the western perimeter of the site. A footpath runs close to the boundary of these properties from the South West corner of the site Northwards to access the recreation ground. There is also an established residential development to the south of Hall Bank Road. Directly to the East is a Day Nursery a part brick/wooden building. Also to the North, screened and visually separated, is the recreation area within the site identified as PBY009. The site is bounded by hedgerow boundaries to the southern boundary with Hall Bank which incorporates some mature trees and a fairly robust hedgerow boundary to the north. The eastern hedgerow boundary is incomplete & rather patchy with scrubby trees.
Local highway capacity/ constraints	Access acceptable Cycle Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	Minsterley/Pontesbury Place Plan 2012/13: <ul style="list-style-type: none"> • Waste water networks – hydraulic modelling required to assess flooding issues and determine if additional capacity required • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments

Pontesbury: Submission

	<ul style="list-style-type: none"> • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings)
Inherent landscape character ²	<p>Landscape Assessment Report: Identifies the site within PBY05 . It identifies this area as having medium landscape sensitivity. It describes the site as: 'a small scale pastoral field is enclosed by mature trees, is a pleasant edge to the town although it is not widely visible except from the A488 and adjacent residents. The most sensitive part of the area is the stream and the PROW' (public right of way) . Should any development occur a broad corridor should be allowed to accommodate both.</p> <p>The report describes the area having medium housing capacity for housing development avoiding the western and north western boundary because of the PROW , stream and adjacent residents . This site is an open green space closely associated with existing village development and is a pleasant green space contributing to the immediate locality.</p>
Planning history or designations	<p>93/0076 Alterations/extensions in connection with change of use of cricket pavilion to childcare centre(permitted) ; SA/82/0617 Adjoining land , change of use from agriculture to sports field (permitted).Planning history on adj houses to west inc 11/03175 refusal cert of lawfulness for amenity land assoc w existing dwelling ;SA/09/0135/F Change of use of land to extend residential curtilage refused ;SA/08/0844 Change of use of land to extend residential curtilage (retrospective) refused +various others .</p>
Land ownership, land agreements and delivery statements	<p>Hereford Diocese , agents Smiths Gore</p>
Access to services/employment areas	<p>The site is within easy walking distance of a play area, a bus stop with a regular service, the village centre. There would be a need to cross the main road to access the primary school. There are public footpaths across the site which provide links to the Station Road play area and former railway line walk.</p>
Other constraints	<p>mature hedgerow boundary and other trees. Footpath, flood zone and adjoining nursery use, overhead line, bus stop within site</p>
General site related benefits	<p>Bus stop & recreation area adjoins site. Adjacent to Nursery and close to medical centre and other village facilities.</p>
Transport and Highways related benefits	<p>None identified at this stage but would seem to be potential to provide bus pull in if required within the Hall Bank site.</p>
Strategic fit	<p>In accordance with Parish Plan</p>
Other relevant information	<p>The site adjoins the existing built up area of the village and was supported as a housing site by Parish Council at Preferred Options Stage.</p> <p>The site was promoted at Revised Preferred Options , together with the whole of PBY029, for a mixed use across all the land at Hall Bank. Proposals for the site submitted for consideration at Revised Preferred Options Stage put forward a mix of housing, retail, parking and open space and including up to 60 dwellings and small supermarket/village convenience store on the site.</p> <p>A flood risk assessment, to inform development capacity, has been prepared for the site. The agents have prepared a delivery statement which includes a detailed transport analysis.</p>

Comments from internal consultees, plus Environment Agency site specific comments

Pontesbury: Submission

Heritage	Site on edge of historic settlement core - archaeological mitigation required post determination
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Reptiles <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 3.5km of Stiperstones and Hollies SAC</p>
Trees	Trees & hedgerows will be a limiting constraint
Environmental Health	Pollution no comment
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. However, no watercourse flooding has been recorded to date, although two reports have been made to the Flood Forum. 16% of the site is in either Flood Zone 3a.
Drainage: Surface water flooding	2.26 % of the site is susceptible to More Zone surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible. This therefore needs to be taken into account in planning for new development
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). The site is the site has v low permeability and is unlikely to be suitable for an infiltration Sustainable Drainage System. Any planning brief or planning application will thus need to consider which other form of SUDS is appropriate.
Countryside	No comments received
Environment Agency	<p>The Environment Agency record the presence of a watercourse within the site and further assessment/modelling would be needed to support any allocation i.e. to ascertain how much of the site is developable</p> <p>Preliminary modelling of Hall Bank, Pontesbury has shown the modelling and hydrology of the site are acceptable and the majority of the land area is developable given the topography of the site. A detailed Flood Risk Assessment is required to inform the detailed proposals for developing the site.</p> <p>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.</p>
Community consultation response	<p><i>Issues and Options</i></p> <p>Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the Ford & Plough Public House was highlighted as being</p>

Pontesbury: Submission

	<p>particularly valued by many respondents. Outside this area, the school playing fields & nearby recreation land were also identified by a number of respondents, together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed a preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general, such as North West, and others comments referred to specific areas which included Hall Bank.</p> <p><i>Preferred Options</i></p> <p>Of the 14 Survey Monkey respondents 10 (71%) agreed with the allocation. The Parish Council continued to support the allocation of site.</p> <p><i>Revised Preferred Options</i></p> <p>Consultation at revised preferred options, on the mixed use of the larger site at Hall Bank, indicated that some 60% of respondents did not support the allocation although Pontesbury Parish Council did support the allocation subject to phasing, addressing infrastructure requirements and provision of a high percentage of local affordable housing. The issues most often raised by respondents related to scale of development, capacity of local infrastructure and need for housing/ retail together with effects on existing businesses. Also there were concerns raised regarding environmental and amenity impacts and flooding exacerbation. Support for the development included recognition of potential to improve local retail, parking and appropriate housing provision.</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>Statutory bodies responses to date</p>	

Site Assessment Summary

The site is well located relative to the village facilities, the existing development boundary and built up area, with access achievable off Hall Bank. Development on this relatively flat site would not be intrusive and would be well connected to the existing village.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and previous land use. It is negative for access to the primary school, the other three amenities and facilities, flood risk and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively. Flood risk is limited to the northern boundary and a preliminary Flood risk assessment has been provided.

The assessment also shows that the site contains several Tree Preservation Orders which would need to be taken into account in the design of any development. All other sustainability criteria are neutral. On this basis, the overall sustainability of the site is thus judged to be fair. However, the stage 2a assessment does not consider the relationship to other important community facilities such as the nursery, doctors, dentists, shops etc. which the site is very well placed to access. This is therefore considered to improve the potential sustainability of development in this location.

Social and community sustainability may also be enhanced by a mixed use scheme on the Hall Bank site which could provide desired community development identified in the Pontesbury Parish Plan, including better integrated play provision, parking, linkage to the play open space and some affordable housing provision. There are also opportunities for economic benefits including local shopping retention from an enhanced retail offer.

Pontesbury: Submission

The Stage 2b assessment highlights flood risk, some landscape sensitivity and need to consider trees/hedgerows, archaeological and ecological concerns in any development proposals. Therefore any scheme for this site (progressed together with PBY029) should deliver a comprehensively designed development for the site integrating housing, retail and community uses, with phasing of development seeking to secure delivery first on this site (PBY018R), subject to site constraints. The footpath crossing the site and linkage to the play area would need to be incorporated in any scheme.

Conclusion

Potential windfall site	No the site is outside development boundary
Realistic site	Yes –For housing or a mixed use. There has been community support for residential development. The sustainability of the site is acceptable but there is a need for sensitive development to accommodate site constraints.

Recommendation

Allocation in Final Plan	<p>Yes – for housing or mixed use with the following provisos:</p> <ul style="list-style-type: none"> • Any development scheme retains/enhances footpath link and access to adjoining recreational area. • The development is designed to take into account existing important trees and hedgerows • Watercourse assessment and potential groundwater flooding issues are taken into account.
---------------------------------	---

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.

Pontesbury: Submission

Site Ref: PBY019	Site Name: Land surrounding Mount Pleasant
Size (ha)	Large size 4.8 total – 0.9 ha being the south eastern part of this site is being promoted as a sub-unit.
Indicative capacity	No specific information, range 96- 144 based on 20 to 30 dwellings per ha for the whole site. 16 for 0.9 ha portion identified Preferred Options
General location	Large site on the Western fringe of village, adjoining established residential development to the East & opposite to the South and encompassing detached properties The Mount, Mount Pleasant & The Ozarks. To the West & North the aspect is more agricultural. The site bounds the development boundary to the S & E. The promoted sub parcel of land directly adjoins the development boundary to the South.
Brownfield or Greenfield	Greenfield & existing residential
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes within both
Current use	Mixed agricultural, grazing, overgrown grassland, horse paddock and residential curtilage. (sub unit is area of grazing)
Topography	Land undulating, with the Preferred Option site incorporating land rising from Minsterley Road. Land falls to the north and west of the site.
Adjoining land uses and boundary features	To NW depot building for Homemaster removals – large sheeting and timber clad building accessed off Minsterley road. Right Of Way along former railway line forms boundary to North. The main road to the village forms the southern, front boundary to the site. To East there is mixed residential development i.e directly adjoining to the East are Victorian villas e.g South View Villa and further east modern estate development on Ash Grove. Strong hedgerow to front roadside . Other attractive hedgerows forming field boundaries & wooded /tree backdrop to the north.
Local highway capacity/ constraints	Highway comment: Access acceptable Cycle Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	Minsterley/Pontesbury Place Plan 2012/13: <ul style="list-style-type: none"> • Waste water networks – hydraulic modelling required to assess flooding issues and determine if additional capacity required • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings)
Inherent landscape character²	Landscape Assessment Report: Identifies the site as partly within area ref PBY02 (but land north of The Ozarks is excluded & PBY001 included in the area identified).It identifies this whole area as having high/medium Landscape sensitivity. The area is described as lying just to the north of the main A488 main western approach to the settlement forming a locally prominent skyline. It consists of small pastoral fields with low cut hedges and

Pontesbury: Submission

	<p>overgrown with some/ fields in poor condition and small cluster of agricultural related buildings on the crest. It contributes to the character of the settlement.</p> <p>It is suggested that the area as a whole has limited capacity for housing as it forms part of the rural approach to the settlement and rises to a locally prominent skyline. .</p> <p>The report indicates that the area has no capacity for employment due to its fine grain topography as well as its prominent location adjacent to housing</p> <p>Site Appraisal : The larger site has a mixed character – incorporating rural fringe, residential curtilages including large curtilage to the modern property known as The Ozarks and traditional properties such as The Mount. These properties can be quite clearly seen on the skyline, with the promoted smaller site sitting to the South of these. The preferred option site is defined by some established boundaries. This preferred option site is also well associated with the existing village edge with a frontage to the main road & as such could form a suitable extension to the built form.</p>
Planning history or designations	History relating to land adjacent to The Ozarks – refusals for residential.
Land ownership, land agreements and delivery statements	PBY019 comprises a number of separately promoted sites in different land ownerships.
Access to services/employment areas	The preferred option site is within easy walking distance of a play area, amenity green space a bus stop, with a regular service, the village facilities. Around 50% of the larger site is within easy walking distance of a play area & amenity green space, as well as being accessible to the bus stop, with a regular service, the village facilities.
Other constraints	Nothing identified at this stage
General site related benefits	None identified at this stage
Transport and Highways related benefits	None identified at this stage
Strategic fit	Nothing identified at this stage
Other relevant information	<p>Promoted site. Consultant’s supporting submission includes highway report indicating that satisfactory access can be provided from A488 and that this had adequate capacity to accommodate additional traffic flows.</p> <p>Outline planning application submitted 14/01233/OUT and application for residential development on adjoining land..</p> <p>Land owner of another part of PBY019 has submitted supporting information for development and highlighted issues with land contamination which make the land unsuitable for agricultural/horticultural use.</p>

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comment
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Great Crested Newts <input type="checkbox"/> Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p>

Pontesbury: Submission

	<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 3.5km of Stiperstones and Hollies SAC</p>
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT
Environmental Health	Pollution no specific comment regarding the site but have identified that there are locally issues with lead contamination which may require investigation before any development could commence.
Drainage: Watercourse flooding	Where there is a watercourse 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 need to be addressed at either the planning brief or planning application stage. No part of the site is in either Flood Zone 3a or 3b.
Drainage: Surface water flooding	2.72% of the site is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible). This therefore needs to be taken into account in planning for new development
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately.

Community consultation response	<p><i>Issues and Options</i></p> <p>Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the Ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the school playing fields & nearby recreation land were also identified by a number of respondents , together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general , such as North West, and others comments referred to specific areas such as land at east of The Nags Head Mount Pleasant/opposite the Horseshoes, Hall Bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion.</p> <p><i>Preferred Options</i></p> <p>The Parish Council supported the site. Survey responses also showed some support for allocation of 16 houses on part of the site. Objectors highlighted visual, amenity, neighbour impacts as well as traffic and other issues such as deliverability.</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>
Statutory bodies	None specific to this site

Pontesbury: Submission

responses to date	
--------------------------	--

Site Assessment Summary

The full site is extensive and land allocation of this scale would not be in keeping with the village and would significantly impact on landscape character. The part of the site identified for allocation is fairly well contained and of an appropriate size to accommodate a scale of development that would be in keeping with the settlement. It is well connected to the existing village, with access potentially achievable off Minsterley Road. As the site has a rising landform to the north western boundary, a sensitive and quality development scheme would be required to help assimilate new residential development into the surroundings and to take into account neighbour residential amenity,.

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. However there is no provision in the village for 3 of the identified amenities : local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively. (The assessment also shows that the larger site contains trees some with Tree Preservation Orders). All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment highlights some landscape sensitivity and ground water flooding and ecological concerns. The site is reasonably accessible to facilities and community consultation favours development in locations to the North of the village accessible to the A488. Thus allocation is proposed on the basis of an appropriate low density development for the site which takes into account identified constraints.

Conclusion

Potential windfall site	No outside development boundary
Realistic site	Part for housing use, subject to design considerations.

Recommendation

Allocation in Final Plan	<p>Yes part as identified – for housing use with the following provisos:</p> <ul style="list-style-type: none"> • Sensitive , relatively low density development scheme which considers topography and relationship of adjoining properties • The development is designed to take into account existing important trees and hedgerows • Potential groundwater flooding issues are taken into account.
---------------------------------	---

Pontesbury: Submission

Site Ref: PBY023	Site Name: Land at Brookside
Size (ha)	3 h.a.
Indicative capacity	No specific information, range 60-90 based on 20 to 30 dwellings per ha for the whole site.
General location	Comprises land to the southern fringe of village bounded by Whitwell Lane to the South & Pontesbury Hill Rd to the North with a significant portion of the site adjoining the development boundary and being enclosed by it. The site incorporates PBY037/10, which fills in a notch in the development boundary and is enclosed by existing generally low density housing development. The southern end of the site opens out into countryside.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Mineral Safeguarding Area
Current use	Mixed Greenfield- rough grazing, paddock, grassland, garden
Topography	Land rises steeply to the western boundary and to the south, with site being prominent in the village
Adjoining land uses and boundary features	Adjoined predominately by agricultural land uses to Southern portion, with low density housing development of Pontesbury Hill to NW & Whitwell Lane bounding to SE. The area is subdivided by hedgerow boundaries, incorporating a linear overgrown plot and 'garden land to the West adj Pontesbury Hill Rd. There is a footpath which runs across the southern field which is bounded by a tall hedgerow screen.
Local highway capacity/ constraints	Access acceptable Cycle Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> • 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. • Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required. • Assessment of Surface water flood risk and management plan requirement • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Highways & transport infrastructure for new developments
Inherent landscape character²	Landscape Assessment Report: Identifies the site within PBY09. It identifies this area as having high/ medium landscape sensitivity: It describes the area as an attractive valley side of small enclosed pastoral fields running down to a ford and bridge acting as a green corridor and setting to the southern edge of the settlement core. The area is an important part of the character of this part of the settlement and on this basis the area has very little capacity for housing as it forms an important green corridor, skyline and setting on the northern edge of the village. The pattern of plots make only very limited development within these possible. The area has no capacity for employment as it is sloping, it is too fine a grain and adjacent to residences and sensitive parts of the settlement.
Planning history or designations	No relevant designations or planning history currently identified

Pontesbury: Submission

Land ownership, land agreements and delivery statements	Information submitted by Halls 9/2003 land owned at that time by Mrs C Thomas. R Parry now agents
Access to services/employment areas	The site is within easy walking distance of a bus stop, with a regular service and an amenity green space. Most of the site is within easy walking distance of the primary school
Other constraints	Agent has highlighted that access to the site is not currently achievable
General site related benefits	The site is within easy walking distance of a bus stop, with a regular service and an amenity green space. Most of the site is within easy walking distance of the primary school.
Transport and Highways related benefits	None identified at this stage
Strategic fit	None identified at this stage
Other relevant information	Original agent information highlights: existing access from Brookside which can be modified to provide suitable vehicular access. Also access from Whitwell Lane. However more recent information indicates that access to the site is not currently achievable.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM
Biodiversity	<p>There are known protected species on site (Adder and Slow worm) but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Reptiles <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 3.5km of Stiperstones and Hollies SAC</p>
Trees	TREES & HEDGEROWS WILL BE A SIGNIFICANT CONSTRAINT - Hedges & TPO trees
Environmental Health	No comments received
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and 1 flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	2.32 % of the site is susceptible to More Zone surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received

Pontesbury: Submission

Community consultation response	<p>Issues and Options: Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the school playing fields & nearby recreation land were also identified by a number of respondents , together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general , such as North West, and others comments referred to specific areas such as land at east of The Nags Head Mount Pleasant/opposite the Horseshoes,, Hall Bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion</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>
Statutory bodies responses to date	<p>No comments received</p>

Site Assessment Summary

The site has a good relationship with the existing development boundary but is visually sensitive & one of the main areas identified as being important to village character in consultation feedback.

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

The Stage 2b assessment however identifies significant landscape sensitivity issues and ecological considerations with evidence of protected species on site. In addition, there are significant trees & hedgerows. Issues and options consultation responses also identified this area around The Ford as of particular local significance & value. Additionally there is an issue regarding access to the site which may affect deliverability. Options for access are constrained by the narrow local road network & ford.

Conclusion

Potential windfall site	NO outside development boundary
Realistic site	NO landscape sensitivity and locally valued area. Access to the site needs to be clarified.

Recommendation

Preferred option	Not recommended for allocation
-------------------------	---------------------------------------

Pontesbury: Submission

Site Ref: PBY024	Site Name: Land at New Mills Lane
Size (ha)	1.71
Indicative capacity	34- 513(<i>Estimate using 20- 30 dwellings per ha</i>)
General location	Comprises rural land set in undulating countryside to North Eastern side of village with no directly adjoining residential properties. It is detached from the built up limits of the village, joined to the boundary only by its relationship to PBY030 . It is bounded by Hinton Lane to its Western Boundary with a green lane off this (which provides access to PBY030) forming the southern boundary. The land does not directly adjoin any other established residential development with the closest development being Willow House on the opposite side of Hinton Lane facing the northern most limit of the land. Other than this there are modern properties(separated by paddock land) to the South off Hinton Lane and the further distant low density development off David Ave.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes within both
Current use	Cropped agricultural land
Topography	The land level of this parcel of land lies above that of the adjoining lane (Hinton Lane) with this falling to the north. Undulating land with general rise to the east/ south east
Adjoining land uses and boundary features	Site predominately adjoined by agricultural land except for paddock to the South which adjoins the green lane access which forms the southern site boundary. It is bounded by hedgerow/tree boundaries to the all its boundaries, with the NW being bounded by Hinton Lane . The green lane accesses PBY030 to its western corner . This site is served by a field access in western corner.
Local highway capacity/ constraints	Highway comment: 2.Access not currently acceptable, could would be easily achievable based on development scale (51) Cycle Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> • 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. • Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required. • Assessment of Surface water flood risk and management plan requirement • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Highways & transport infrastructure for new developments
Inherent landscape character²	Landscape Assessment Report: Identifies the site as PBY07 . The area is described as having as having high/medium landscape sensitivity. It is describes the area as forming part of the wider landscape setting to the north of the settlement on rising land, forming a skyline in parts. It does not abut the settlement and is located in the countryside with potential views of the church and older part of the settlement across it. The report describes the area having no capacity for housing or employment as it is in the wider

Pontesbury: Submission

	countryside on rising ground and forms part of rising land setting for older part of the settlement including church.
Planning history or designations	No relevant designations or planning history currently identified
Land ownership, land agreements and delivery statements	None identified at this stage
Access to services/employment areas	The site is within easy walking distance of an amenity green space, play area and a bus stop, with a regular service. Only the very southern tip of the site is within 10 minute proximity of the primary school, therefore the site is deemed not to have easy access.
Other constraints	Overhead lines cross the site (Telegraph power line)
General site related benefits	None identified at this stage
Transport and Highways related benefits	None identified at this stage
Strategic fit	None identified at this stage
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Reptiles <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 3.5km of Stiperstones and Hollies SAC</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received

Pontesbury: Submission

Environment Agency	No comments received
Community consultation response	<p>Issues and Options: Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the school playing fields & nearby recreation land were also identified by a number of respondents , together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general , such as North West, and others comments referred to specific areas such as land at east of The Nags Head Mount Pleasant/opposite the Horseshoes,, Hall Bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion.</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>
Statutory bodies responses to date	No comments received

Site Assessment Summary

Site not well related to development boundary, aspect is very rural and not sufficiently closely associated with existing developed village form to consider appropriate for allocation. There is landscape sensitivity and the site is not well served by road infrastructure.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the, 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 a Scheduled Ancient Monument (50% of the site is in buffer zone for Ringwork & Tower Keep)and agricultural land quality. However there is no provision in the village for 3 of the identified amenities : local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these . All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair . The Stage 2b assessment however shows the site is not well associated with the development boundary and that there are landscape sensitivity concerns.

Conclusion

Potential windfall site	No
Realistic site	No poor relationship to main built up area of village and landscape sensitivity issues

Recommendation

Preferred option	Not recommended for allocation
-------------------------	---------------------------------------

Pontesbury: Submission

Site Ref: PBY025	Site Name: Land off Main Rd
Size (ha)	1.7
Indicative capacity	No specific information, range 34 – 51 based on 20 to 30 dwellings per ha for the whole site.
General location	Comprises land to the eastern fringe of village adjoining the development boundary , lying directly to the rear of new properties (Earls Court) and other dwellings on Main Road. It lies on the entrance of the village from the Shrewsbury direction and forms part of grouping with sites PBY008, PBY030, PBY024. Site is at a lower level than properties on the main road frontage and would form a direct extension to the built up area on the eastern side of the village. Also adjoining to the SE is the Nags Head Public House Bowling green facility. Existing access to the site is off Main Rd between 1 Earls Court & Sunrise.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes within both
Current use	Grassland/Pasture
Topography	Relatively level with a general gentle rise to the S with properties on Main Road being at a higher level. There is also a slight rise to the Western boundary(adjacent footpath).PBY025 is at slightly higher ground level than adjacent site PBY0030.
Adjoining land uses and boundary features	Site is adjacent to the built up edge of the village to the southern boundary adjoining rear of houses on Main Road, and the existing development boundary also partly wraps around to the western boundary of the site following the curtilages of two detached houses on David Avenue. Directly to the SE is the Nag's Head Pub and bowling green and associated outbuildings. Beyond these further to the North & East are open fields in agricultural use: including PBY0030 and field to the East.The site is bounded by traditional field hedgerow boundaries to the western & NE boundaries with more 'suburban' hedge & fence boundary treatments to pub boundary and rear of properties on Main Road. A footpath runs to the other side of it's western boundary.
Local highway capacity/ constraints	Highway comment: 2.Access not currently acceptable, could would be easily achievable based on development scale (51) Cycle Access not currently acceptable, could/would be easily achievable based on development scale
Other critical infrastructure constraints¹	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> • 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. • Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required. • Assessment of Surface water flood risk and management plan requirement • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Highways & transport infrastructure for new developments

Pontesbury: Submission

Inherent landscape character ²	<p>Landscape Assessment Report: Identifies the site as within PBY08 (western portion) . The area is described as having as having medium landscape sensitivity. It is describes the area as relatively flat with hedgerows which lies on the edge of a gentle ridge which falls north away from the settlement. The area is just visible from the A488 from the south east and any development would be seen to extend the village envelope. The report describes the area having medium capacity for housing . It indicates that housing should not appear to significantly extend the settlement envelope when viewed from the south east. The areas to the north east of the area are therefore most sensitive and inappropriate for housing. The report identifies the area has having no capacity for employment due to its location next to housing and its position at the edge of the gentle ridge.</p> <p>roads</p> <p>Site appraisal comments: This is an area of gently undulating pasture land on the periphery of the village with adjoining residential properties, a public house and agricultural fields. It does not have significant landscape value in its own right but does form part of the countryside setting of this eastern end of Pontesbury.</p> <p>The adjoining housing development (to S & W) is of mixed types but is mainly low density, detached detached dwellings.</p>
Planning history or designations	SA05/0539/F Erection of 3 dwellings at Earl's Court
Land ownership, land agreements and delivery statements	None identified at this stage
Access to services/employment areas	Most of the site is within easy walking distance of primary school and a bus stop, with a regular service Only the SW portion is accessible to an amenity green space . However, the site is also within good proximity to the secondary school & associated publicly available outdoor and indoor recreational facilities, also other recreational facilities including bowling greens.
Other constraints	None identified at this stage
General site related benefits	proximity to secondary school/public house/recreational facilities
Transport and Highways related benefits	None identified at this stage
Strategic fit	None identified at this stage
Other relevant information	An existing access to the field has been incorporated as part of the Earls Court development and there is a formally laid out tarmac access leading onto Main Road. This access has been formed between the bungalow Sunrise & 1 Earls Court and currently provides a field access and services the garage at the rear of 1 Earls Court. The access is of a reasonable standard onto a straight section of road but the adjoining bungalow has several large windows which face the access and are in the wall directly adjoining the access track with potential loss of amenity issues if use of the access intensified. Rear garden of bungalow also only has low wire fence so there would be privacy issues.1 Earls Court also tight onto access through but this has blank gable end and a screen wall therefore less affected but undoubtedly there would be loss of amenity concerns as no a side garden to provide separation from access through. Issues therefore with any use of existing access for large development or to potentially unlock sites PBY008;

Pontesbury: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Reptiles <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 3.5km of Stiperstones and Hollies SAC</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	<p>Issues and Options:Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the school playing fields & nearby recreation land were also identified by a number of respondents , together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general , such as North West, and others comments referred to specific areas such as land at east of The Nags Head Mount Pleasant/opposite the Horseshoes,, Hall Bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion.</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>
Statutory bodies responses to date	No comments received

Pontesbury: Submission

Site Assessment Summary

Consider relationship of site to existing built up limits of Pontesbury good and topography such that the site, although visible on the approach into Pontesbury, that any development, particularly to the southern portion of the site(in line with David Ave) would not be unduly prominent. Residential amenity impact on properties adjoining access off Main Road needs to be given significant consideration if this is proposed as preferred access.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, a children's play area and flood risk. It is negative for access to the other four amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities : local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these . All other sustainability criteria are neutral and the site is accessible to a range of other facilities not incorporated within the sustainability appraisal . 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 and , being to the North of and accessible to the A488, is a location generally supported by consultation responses. Only a very small portion of the site falls within the buffer zone for the Scheduled Ancient Monument ,therefore there is unlikely to be any significant impact .There are no significant flooding or ecological constraints identified but there will be a need to consider groundwater flooding & to demonstrate that access can be achieved without significant amenity impact , either on residential amenity or landscape impact .

Conclusion

Potential windfall site	No
Realistic site	Not currently access and amenity issues

Recommendation

Preferred option	Not recommended for allocation
-------------------------	---------------------------------------

Pontesbury: Submission

Site Ref: PBY028/R	Site Name: land west of the Ozarks
Size (ha)	1.88
Indicative capacity	No specific information, range 37- 56 based on 20 to 30 dwellings per ha for the whole site.
General location	Large site on the Western rural fringe of village on the northern side of Minsterley Road & with potential direct access to it. The development boundary does not directly bound the site but adjoins established residential development across Minsterley Road to the South. The relationship to the development boundary is enhanced when considered with the larger site PBY019 (which partly overlaps the southern end of this site)
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes within both
Current use	Agricultural
Topography	Irregularly shaped site with undulating land falling to rear of site (North)and rising to the East towards The Ozarks.
Adjoining land uses and boundary features	The site overlaps with promoted site PBY 019.Adjoining to the West is the depot building for Homemaster removals – large sheeting and timber clad building accessed off Minsterley road. The western & eastern boundaries have good tree & hedgerow screens. The main road (A488) to the village forms the southern, front boundary to the site & this also has a strong hedgerow screen .To East is the detached property, The Ozarks, which has a large residential curtilage adjoins, this is also a promoted site. There is mixed residential development across the road to the south including older traditional & modern estate development (Ashford Drive etc).
Local highway capacity/ constraints	Access acceptable Cycle Access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> • 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. • Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required. • Assessment of Surface water flood risk and management plan requirement • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Highways & transport infrastructure for new developments
Inherent landscape character ²	Landscape Assessment Report: Identifies the southern part of the site as within area ref PBY02 but land north of the field boundary shown on O.S. Plan (which no longer exists) has not been assessed as part of this area. The report identifies the area PBY02 as having high/medium landscape sensitivity. The area is described as lying just to the north of the main A488 main western approach to the settlement forming a locally prominent skyline. It consists of small pastoral fields with low cut hedges and overgrown with some/ fields in poor condition and small cluster of agricultural related buildings on the crest. It contributes to the character of the settlement.

Pontesbury: Submission

	<p>It is suggested that the area as a whole has limited capacity for housing as it forms part of the rural approach to the settlement and rises to a locally prominent skyline. The edge of the settlement to the south is mixed age and is an appropriate edge to the settlement.</p> <p>The report indicates that the area has no capacity for employment due to its fine grain topography as well as its prominent location adjacent to housing Mixed character – incorporating rural fringe, residential curtilages including large curtilage to the modern property known as The Ozarks and The Mount Victorian. These properties can be quite clearly seen on the skyline. Despite the elevation, it is an area with various subdivided uses and has an intimate quality.</p> <p>Site appraisal: the northern & western parts of the site are lower lying and less prominent. Also the character of the field has been reduced by hedgerow removal which has resulted in a rather open aspect.</p>
Planning history or designations	SY2006/01062 Change of use of SCC salt depot to storage -Adjoining?
Land ownership, land agreements and delivery statements	None identified at this stage
Access to services/employment areas	The site is only within easy walking distance of a bus stop, with a regular service.
Other constraints	TPO to western boundary
General site related benefits	None identified at this stage
Transport and Highways related benefits	None identified at this stage
Strategic fit	None identified at this stage
Other relevant information	Originally promoted by Smiths Gore as a possible mixed housing/employment site

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Great Crested Newts <input type="checkbox"/> Reptiles <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 3.5km of Stiperstones and Hollies SAC</p>

Pontesbury: Submission

Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT - TPO trees on site boundary
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and 1 flood event has been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	14.91% of the site is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Flood Risk is either not an issue or can be appropriately managed.

Community consultation response	<p>Issues and Options: Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the school playing fields & nearby recreation land were also identified by a number of respondents , together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general , such as North West, and others comments referred to specific areas such as land at east of The Nags Head Mount Pleasant/opposite the Horseshoes,, Hall Bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion.</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>
Statutory bodies responses to date	No comments received

Site Assessment Summary

This is a greenfield site in agricultural use on the fringe of the village adjoining a site in commercial use(Homemaster Removals – storage). It does not directly adjoin the development boundary which runs across the opposite side of the road but the site's southern edge does run parallel with this. There is some association with the built form of

Pontesbury: Submission

the village but the site forms part of a parcel of open land on the edge of the village & other sites have a better relationship to the built up form of the village.

The Stage 2a assessment (sustainability appraisal) is only positive for access to bus transport, and flood risk. It is negative for access to the primary school, the other five amenities and facilities and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.

Although community consultation favours development to the North of the village, the Stage 2b assessment highlights some landscape sensitivity and need to consider impacts on trees and hedgerows, risk of watercourse, ground & surface water flooding and ecological concerns. There is TPO on wooded area adjoining to the west around the depot building.

Conclusion

Potential windfall site	No
Realistic site	Yes but whilst site easily accessible to A488 it has relatively poor overall sustainability and some landscape sensitivity issues

Recommendation

Preferred option	Not recommended for allocation
-------------------------	---------------------------------------

Stage 2b Assessment:

Site Ref: PBY029/R	Site Name: Land at Hall Bank
Size (ha)	3.8
Indicative capacity	Capacity for housing was estimated (at Preferred Options) to be 76 – 114 dwellings (based on 20 to 30 dwellings per ha for the whole site). Actual capacity to be determined in accordance with flood risk assessment and other constraints on the site. At Revised Preferred Options there was a submission for the site to be considered in conjunction with site PBY018 for a mixed use, including housing, retail, open space & parking. The mixture of uses and land take for retail/community/open space as well as consideration of site constraints will determine site capacity.
General location	Comprises land to the rural north fringe of village, off the Hall Bank one way system (A488 main route to Shrewsbury), adjoining development boundary to the South. It forms part of grouping with sites PBY009, PBY0018R, PBY024 and is relatively centrally located relative to services and facilities
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes within both
Current use	Pasture/Grassland
Topography	Undulating site with significant changes in levels. Notably it slopes very steeply up to SE corner in vicinity of Medical Centre. The bottom NW portion of the site (which adjoins PBY018/R) is low lying, and least visually prominent.
Adjoining land uses and boundary features	The village development boundary runs to the South with established residential development to the South of Hall Bank Road. Directly to the West is a Day Nursery a brick/wooden building and to the East a modern purpose built Medical Centre. Willow House to the North is the only residential property adjoining. Also to the North, screened and visually separated, is the recreation area & path along former railway line within the site identified as PBY009. The site is bounded by hedgerow boundaries, with that to the southern boundary with Hall Bank incorporating some mature trees (some possibly over mature) & substantial hedgerow boundaries to the north boundary. The top end of this boundary includes a stone wall in the vicinity of the medical centre. Hall Bank itself forms a road boundary and most feasible access point and rises West to East. Hinton Lane forms site boundary to the East & environs to the wider North and East are generally agricultural land
Local highway capacity/ constraints	Access acceptable Cycle Access not currently acceptable, maybe achievable if full site was developed- Links to neighbouring proposed sites PBY009 & 18
Other critical infrastructure constraints¹	Minsterley/Pontesbury Place Plan 2012/13: <ul style="list-style-type: none"> • Waste water networks – hydraulic modelling required to assess flooding issues and determine if additional capacity required • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Junction capacity and safety improvements where necessary to facilitate development

Pontesbury: Submission

	<ul style="list-style-type: none"> • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings)
Inherent landscape character ²	<p>Landscape Assessment Report: Identifies the site within PBY06. It identifies this area as having medium/high landscape sensitivity: It describes the area as a locally prominent green space on rising land forming a setting for the church and a skyline when viewed from the north, though this area is sparsely populated. It also allows glimpse views out from the A488 to the wider countryside.</p> <p>The report describes the area having medium /low capacity for housing due to location on locally rising area of land forming a skyline visible from the north. It also acts as a view corridor to the church and allows views out from the A488 and adjacent housing. The report also identifies the area as having no capacity for employment.</p> <p>Site appraisal: This site comprises a single, irregularly shaped field which slopes steeply in sections. It is traditional grassland with mature trees reminiscent of parkland and whilst closely located to the existing village development and new medical centre it is separated from residential areas to the South by Hall Bank road and strong boundary features, notably the stone wall along southern length of Hall Bank.</p>
Planning history or designations	93/0076 Alterations/extensions in connection with change of use of cricket pavilion to childcare centre(permitted) ; SA/82/0617, change of use from agriculture to sports field (permitted) 09/02545/FUL Erection Of A Dental Surgery With Associated Car Parking And New Vehicular Access SY2004/01006 Erection of a two storey primary care centre with associated parking completed by end March 2007
Land ownership, land agreements and delivery statements	Hereford Diocese
Access to services/employment areas	The site is within easy walking distance of an amenity green space, play area and a bus stop with a regular service and directly adjoins the health centre. There are public footpaths in the vicinity which provide links to Station Road play area, former railway line path & wider countryside. The health centre also adjoins..
Other constraints	mature hedgerow boundary and other trees, topography, overhead line
General site related benefits	Adjacent to Nursery and medical centre facilities
Transport and Highways related benefits	None identified at this stage but would seem to be potential to provide bus pull in within the combined site.
Strategic fit	None identified at this stage
Other relevant information	The site is being promoted (together with adjoining site PBY018 which was identified at preferred options) for a mixed use across all the land at Hall Bank. Proposals for the site submitted for consideration at Revised Preferred Options Stage put forward a mix of housing, retail, parking and open space and include up to 60 dwellings and small supermarket/village convenience store on the combined site. An illustrative plan provides an indication of how the site (PBY029 & PBY018R) could be laid out and uses that could be accommodated, but this provides only an initial indication. Design proposals for the site should consider topographical form, as well as flood risk and other constraints, and appropriate survey would be needed to inform this. A preliminary flood risk assessment, to inform development capacity, has

Pontesbury: Submission

	<p>been prepared for the site. The agents have prepared a delivery statement which includes a detailed transport analysis. Subject to viability assessment, enhanced affordable housing percentage on site may be delivered.</p> <p>The site, considered together with PBY018, adjoins the existing built up area of the village. PBY018 was supported as a housing site by Parish Council at Preferred Options Stage.</p>
--	--

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM- Site on edge of historic settlement core - archaeological mitigation required post-determination
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Reptiles <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 3.5km of Stiperstones and Hollies SAC</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT. TPO
Environmental Health	No comments received
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. 1.32% of the site is in Flood Zone 3a.
Drainage: Surface water flooding	2.37% of the site is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	<p>Preliminary modelling of Hall Bank, Pontesbury has shown the modelling and hydrology of the site are acceptable and the majority of the land area is developable given the topography of the site. A detailed Flood Risk Assessment is required to inform the detailed proposals for developing the site.</p> <p>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.</p>
Community consultation response	<p><i>Issues and Options</i></p> <p>Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of</p>

Pontesbury: Submission

	<p>the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the school playing fields & nearby recreation land were also identified by a number of respondents , together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general , such as North West, and others comments referred to specific areas such as land at east of The Nags Head Mount Pleasant/opposite the Horseshoes,, Hall Bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion.</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>Consultation at revised preferred options, on the mixed use of the larger site at Hall Bank, indicated that some 60% of respondents did not support the allocation although Pontesbury Parish Council did support the allocation subject to phasing, addressing infrastructure requirements and provision of a high percentage of local affordable housing. The issues most often raised by respondents related to scale of development, capacity of local infrastructure and need for housing/ retail together with effects on existing businesses. Also there were concerns raised regarding environmental and amenity impacts and flooding exacerbation. Support for the development included recognition of potential to improve local retail, parking and appropriate housing provision.</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>Statutory bodies responses to date</p>	<p>No comments received</p>

Site Assessment Summary

This site is well located relative to the village centre and services and facilities. Topography would make the site challenging to develop and development would be prominent on part of the site, notably the elevated SE portion, thus requiring a sensitive design solution. The development boundary runs along the southern side of Hall Bank Road and when the land is considered together with the adjoining site PBY018R, there is a close relationship to the existing development boundary. As part of a mixed use scheme the site could secure objectives identified in the Pontesbury Parish Plan including meeting housing need, providing better integration of the play area, additional village parking. The proposals could also enhance the local retail offer.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, a children's play area and previous land use. It is negative for access to the primary school, the other three amenities and facilities, proximity to a Scheduled Ancient Monument, Tree Preservation Orders, and agricultural land quality. However there is no provision in the village for 3 of the identified amenities: local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively. Only a small part of the site is affected by watercourse flood risk and this is being clarified by a flood risk assessment. All other sustainability criteria are neutral. On this basis the sustainability of the site is judged to be fair.

Pontesbury: Submission

However, the stage 2a assessment does not consider the relationship to other important community facilities such as the nursery, doctors, dentists, shops etc. which the site is well placed to access. Additionally the site is being promoted, together with PBY018 which better links the site to the village centre and creates opportunities for development benefits and improved access. This is therefore considered to improve the potential sustainability of development in this location.

Social and community sustainability may also be enhanced by a mixed use scheme on the Hall Bank site which could provide desired community development identified in the Pontesbury Parish Plan, including better integrated play provision, parking, linkage to the play open space and some affordable housing provision. There are also opportunities for economic benefits including local shopping retention from an enhanced retail offer.

The Stage 2b assessment identifies some constraints to development including landscape sensitivity, archaeology, tree and hedgerow protection and there is also a risk of groundwater flooding which would need to be taken into account. Therefore any scheme for this site (together with PBY018) should deliver a comprehensively and sensitively designed development for the site integrating housing, retail and community uses, with phasing of development seeking to secure delivery first at the western end of the combined site, subject to site constraints. Landscape sensitivity issues are acknowledged but can be addressed and alternative sites also have constraints and are less centrally located.

Community consultation responses to SAMdev Issues and Options Responses showed a preference for sites to the north of, and accessible to, the main road, this site meeting these criteria. The site was not included as a preferred option, therefore, there has been no direct feedback on the site. The Parish Council have indicated a broad support for the site (together with PBY018) at Revised Preferred Options.

Conclusion

Potential windfall site	No the site is outside development boundary
Realistic site	Yes but need to consider landscape sensitivity, tree and flooding issues identified at stage 2b

Recommendation

Allocation in Final Plan	Yes in conjunction with PBY18 as part of a sensitive mixed use scheme incorporating appropriate open space and identified community benefits. Housing numbers to reflect flood risk, land take by other uses, mitigation of site constraints, appropriate housing mix and design requirements. Phasing to secure appropriate local housing delivery with required infrastructure improvements and to seek delivery at Western end of the site - PBY018.
---------------------------------	--

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.

Pontesbury: Submission

Site Ref: PBY030	Site Name: land NW of David Ave
Size (ha).	4.5ha
Indicative capacity	No specific information, range 90-135 based on 20 to 30 dwellings per ha for the whole site.
General location	<p>Comprises land to the rural north eastern fringe of village on the entrance of the village from the Shrewsbury direction. It forms part of grouping with sites PBY008, PBY025, PBY024 and extends the furthest North. Only the bottom 'L' shape adjoins the development boundary, but when considered with adjoining sites the relationship improves.</p> <p>It does adjoin some low density residential development off David's Avenue to the South. Site less directly connected to the existing built up part of the village than those sites PBY008 & PBY0025 to the East. Footpath along top eastern boundary of the site- running NE – SW (which runs from Main Road to Pontesford direction)which creates links to wider countryside.</p>
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes within both
Current use	Agriculture
Topography	Irregularly shaped, undulating field with a general gentle rise to the S , land falling in Northern corner and rising to East/SE (adjoining footpath) with PBY025 slightly higher ground level than PBY0030.
Adjoining land uses and boundary features	<p>Site predominately adjoined by 'agricultural ' land (grazing/ improved pasture) except where it adjoins the built up edge of the village to the southern (bottom L' shape) boundary. This southern boundary adjoins low density development off David's Avenue & Hall Bank with a variety of 'suburban' hedge & fence boundary treatments & good tree & hedgerow cover to the southern boundary.</p> <p>Bounded by hedgerow/tree boundaries, with larger more mature trees in the northern boundary corner. A footpath runs along the eastern boundary which gives open views across the site except southern 'L'- shaped portion of the site. Site doesn't feel visually connected to the built up limit of the village. There are telegraph poles with overhead lines crossing the site east- west Site access is shown as coming from Hinton Lane to the West (along a single track green lane access)</p>
Local highway capacity/ constraints	<p>Highway comment: 2.Access not currently acceptable, could would be easily achievable based on development scale (135) (<i>N.B. Assumption re development scale likely to be too high- much smaller scale of development identified for Pontesbury</i>)</p> <p>Cycle Access not currently acceptable, could would be easily achievable based on development scale- Depending on links through existing and 24 & sites</p>
Other critical infrastructure constraints¹	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> • 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. • Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required. • Assessment of Surface water flood risk and management plan requirement

Pontesbury: Submission

	<ul style="list-style-type: none"> • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Highways & transport infrastructure for new developments
Inherent landscape character ²	<p>This site was not considered by the landscape study. However it falls between zones PB07 & PB08 which refer to PBY 024 & 008/025 respectively. PB 007 has the greatest landscape sensitivity and limited scope for housing. It is considered that as this site intrudes further into the countryside to the north of the village, that it is important to the rural setting of the village and there is significant landscape sensitivity and only the relatively level land immediately to the rear of David Ave may be less intrusive..</p> <p>This site comprises a single, large, irregularly shaped field which although enclosed by traditional hedgerow/tree boundaries feels very open due to lack of further sub division by internal hedgerows. The limited adjoining residential development to the South does not visually impinge on the site and it has a very much agricultural character.. There is a general rising aspect to the south, although not steeply sloping. The site only abuts the developed area of the village to one boundary (S) where it adjoins a few dwellinghouses on David Avenue & off Hall Bank. There is a general feeling of this site being isolated from the main village core. A footpath runs along the eastern boundary which gives open views across the site.</p>
Planning history or designations	
Land ownership, land agreements and delivery statements	None identified at this stage
Access to services/employment areas	The whole site is accessible to a bus stop, with a regular services. Only a small part of the site is within easy walking distance of the school & amenity green space (southern part of 'L'), with the southern 50% of the site also being accessible to a play area,..
Other constraints	There are telegraph poles with overhead lines crossing the site east- west, some mature hedgerow boundary trees. A footpath runs along the eastern boundary.. Site access is identified via an existing single track green lane off Hinton Lane. These routes have considerable rural character which would be lost through widening/other improvement to form a site access.
General site related benefits	Footpath creates links to wider countryside.
Transport and Highways related benefits	None identified at this stage
Strategic fit	None identified at this stage
Other relevant information	None identified at this stage <i>level</i> .

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of two SAMs
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Great Crested Newts <input type="checkbox"/> Reptiles

Pontesbury: Submission

	<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 3.5km of Stiperstones and Hollies SAC</p>
Trees	TREES & HEDGEROWS WILL BE A SIGNIFICANT CONSTRAINT
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	<p>Issues and Options: Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the school playing fields & nearby recreation land were also identified by a number of respondents , together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general , such as North West, and others comments referred to specific areas such as land at east of The Nags Head Mount Pleasant/opposite the Horseshoes,, Hall Bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion.</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>
Statutory bodies responses to date	No comments received

Site Assessment Summary

The bulk of site is detached from existing built up area of Pontesbury but has improved links through adjoining sites PBY008 & PBY0025 . Development on the northern portion of the site would intrude into the rural setting. The scale of growth desired for Pontesbury would also not require the release of land on this scale, particularly that which is most remote from the development boundary. Access via Hinton Lane and potentially required access improvements would significantly impact on rural character .

Pontesbury: Submission

The Stage 2a assessment (sustainability appraisal) is positive for flood risk & access to bus transport, but only partially so for ease of access to the primary school, an amenity green space, a children's play area. It is negative for access to the other three amenities and facilities, proximity to two Scheduled Ancient Monuments (partially within buffers), and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment indicates that the site, on its own, is not well connected to the village, there is some landscape sensitivity and although being to the North of the A488, does not appear to be easily accessible to it. Only part of the site falls within the buffer zone for the Scheduled Ancient Monument but risk of groundwater flooding, impacts on trees, archaeological and ecological considerations would need to be taken into account.

Conclusion

Potential windfall site	No
Realistic site	No poor relationship to main built up area of village and landscape sensitivity issues

Recommendation

Preferred option	Not recommended for allocation
-------------------------	---------------------------------------

Pontesbury: Submission

Site Ref: PBY031	Site Name: LAND EAST OF Bogey Lane
Size (ha)	1.29
Indicative capacity	No specific information, range 25-38 based on 20 to 30 dwellings per ha for the whole site.
General location	SE fringe of village, lying to South East of Bogey Lane and the primary & secondary schools. Adjoins site PBY032 to the South with Pontesbury Primary school to the NW. Site adjoins the existing development boundary to the West .
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes within both
Current use	Rough grazing/pasture
Topography	Reasonably level
Adjoining land uses and boundary features	Adjoined predominately by agricultural land uses to South and the East with schools and associated open space to the west and north. Bogey lane and other single track lane running to the east towards Pontesford Hill bound on two sides. The field area is largely enclosed by by hedgerow boundaries (except post & wire fence to N boundary)with a mass of trees to the south , the site being very contained and forming a discrete parcel of land which feels detached from the main urban form. There is evidence of a pond in SW corner . Land rises steeply beyond the site to the south east.
Local highway capacity/ constraints	Access acceptable Cycle Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> • 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. • Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required. • Assessment of Surface water flood risk and management plan requirement • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Highways & transport infrastructure for new developments
Inherent landscape character ²	Area not considered in landscape study Rough grazing field on the periphery of the village, forming a rural fringe area . It is a relatively low, enclosed field with a 'natural ' character which is detached from any residential development. . It is set within generally attractive countryside with a rising aspect, to Pontesford Hill which is prominent in the background. Site potentially sensitive due to relationship to Pontesford Hill AONB
Planning history or designations	No relevant designations or planning history currently identified
Land ownership, land agreements and delivery statements	None identified at this stage

Pontesbury: Submission

Access to services/employment areas	The site is within easy walking distance of the school, amenity green space and a bus stop, with a regular service.
Other constraints	None identified at this stage
General site related benefits	None identified at this stage
Transport and Highways related benefits	None identified at this stage
Strategic fit	None identified at this stage
Other relevant information	Although site identified as within SAM buffer zone majority of site excluded & only extreme Southern tip of site included within buffer zone.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM- Site contains earthwork remains of a former brickworks - archaeological assessment required prior to submission of an application
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Great Crested Newts <input type="checkbox"/> Reptiles <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 3.5km of Stiperstones and Hollies SAC</p>
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	11.61% of the site is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse- Unmapped ordinary watercourse running along eastern boundary of site

Pontesbury: Submission

Community consultation response	<p>Issues and Options: Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the school playing fields & nearby recreation land were also identified by a number of respondents , together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general , such as North West, and others comments referred to specific areas such as land at east of The Nags Head Mount Pleasant/opposite the Horseshoes,, Hall Bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion.</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>
Statutory bodies responses to date	<p>No comments received</p>

Site Assessment Summary

Although the site partly adjoins the existing development boundary the proximity is to school grounds and playing fields, rather than residential development. It is not considered therefore that the site is well related to the main built up area of the village.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, flood risk and previous land use. It is negative for access to the other four amenities and facilities, and agricultural land quality. All other sustainability criteria 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 risk of watercourse & groundwater flooding, trees and ecological concerns. Housing would not be well related to the existing village & neither housing or employment on this site would be visually acceptable . Community consultation favours development to the North of the village rather than in this southern location.

Conclusion

Potential windfall site	NO outside development boundary
Realistic site	NO not well related to built up area landscape sensitivity and locally valued area

Recommendation

Preferred option	Not recommended for allocation
-------------------------	---------------------------------------

Pontesbury: Submission

Site Ref: PBY032	Site Name: Land rear of Linley Terrace
Size (ha)	8.524
Indicative capacity	No specific information, range 170-255 based on 20 to 30 dwellings per ha for the whole site.
General location	Large site on generally elevated land to SE fringe of village, lying directly to rear of Linley Terrace and extending North to adjoin site PBY031 with Pontesbury Primary school to the NW. Site adjoins the existing development boundary to the West .
Brownfield or Greenfield	Greenfield (including woodland)
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Approximately $\frac{1}{3}$ (3ha) of the site in a Mineral Safeguarding Area(in a line running SW to NE across Northern part of site) this is the area closest to the existing houses on Linley Terrace. Around $\frac{2}{3}$ (5 ha) of Northern part of site also within Coal Authority referral area.
Current use	Mainly agricultural pasture land with large wooded /scrub area to NE. Also includes playing field
Topography	The land rises steeply from rear of Linley Terrace to SE boundary with the fields to the rear of the Linley Terrace being the most steeply sloping and having an undulating character, although land to rear of Habberley Road properties (Cartref etc) is fairly flat. The top part of the site is reasonably level, but is significantly elevated above the existing developed part of the village to the NW. It has appearance of traditional agricultural grazing with hedgerow field boundaries maintained and dividing up the site, although there are gaps along some sections.
Adjoining land uses and boundary features	Site predominately surrounded by 'open' land except where it adjoins the built up edge of the village to the NW boundary, with relatively dense (mainly mature) development on Linley Terrace and less dense, detached properties on Habberley Rd. To the SW it is adjoined by agricultural land & by grounds of Pontesbury Primary school to the North West. Bounded by hedgerow/tree boundaries to the NE, SE and SW boundaries, with the SW being bounded by Habberley Rd/ Grove Lane which has a handful of residential properties scattered along it. There is a watercourse along SE boundary.
Local highway capacity/ constraints	Access acceptable Cycle Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	Minsterley/Pontesbury Place Plan 2012/13 <ul style="list-style-type: none"> • 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. • Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required. • Assessment of Surface water flood risk and management plan requirement • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Highways & transport infrastructure for new developments
Inherent landscape character ²	Area not considered in landscape study Site Appraisal; This is a large site in the context of Pontesbury comprising several adjoining fields and a 'wooded' area on the periphery of the village, forming a rural fringe area . It is generally attractive countryside with a rising aspect, in part steeply sloping, with the parcel of 4 fields to the SW of the site being divided by traditional hedgerow boundaries, although some are

Pontesbury: Submission

	not well maintained . The majority of the site has a traditional agricultural character, especially as you proceed SE up Grove lane (a single track road). The site only abuts the main developed area of the village to one boundary (NW) with other development in this area feeling more scattered in nature such as individual detached properties on Grove Lane . Adjoining housing development (to NW) is of mixed types but generally mature with density falling to the SW. The area of the site immediately adjoining Habberley Road and Linley Terrace is flatter and feels more 'urbanised' with cultivated hedgerows and fences forming typical residential boundary treatments. Site potentially sensitive due to relationship to Pontesford Hill AONB
Planning history or designations	No relevant designations or planning history currently identified
Land ownership, land agreements and delivery statements	None identified at this stage
Access to services/employment areas	The site is within easy walking distance of the school and amenity green space and a bus stop, with a regular service, the village facilities.
Other constraints	Some large mature trees, well established hedgerows and area of trees/scrub which contribute to the character of the area. Elevated nature of the site above existing edge to town would make development , especially as you move in a SE direction, prominent. There is a watercourse identified at SE boundary of the site but no area of flooding identified. Site partly incorporates playing fields associated with adjoining school.
General site related benefits	None identified at this stage
Transport and Highways related benefits	Cycle score 3 Access acceptable
Strategic fit	None identified at this stage
Other relevant information	There are existing field accesses off Grove Lane but consider that Grove Lane (single track and rising to SE) unsuitable to serve a large development. Concerned that junction with Habberley Road not good visibility and improvement constrained by relationship of existing residential properties in close proximity to the junction with buildings in line of possible improved splay lines. No information on where access would be obtained to the site.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM(very small portion of the site to the NE)
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Great Crested Newts <input type="checkbox"/> Water voles <input type="checkbox"/> Reptiles <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>

Pontesbury: Submission

	An HRA is required as site is within 3.5km of Stiperstones and Hollies SAC
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	0.12% of the site is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, - Unmapped ordinary watercourse running along eastern boundary of site

Community consultation response	<p>Issues and Options: Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the school playing fields & nearby recreation land were also identified by a number of respondents , together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general , such as North West, and others comments referred to specific areas such as land at east of The Nags Head Mount Pleasant/opposite the Horseshoes,, Hall Bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion</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>
Statutory bodies responses to date	No comments received

Site Assessment Summary

This is a very large site on the rural south east of the village adjoining the development boundary to the West.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space, flood risk and previous land use. It is negative

Pontesbury: Submission

for access to the other four amenities and facilities and agricultural land quality. The assessment also shows (negatively) that part of the site comprises an outdoor sports facility. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.

Site is reasonably well related to the existing development boundary but the Stage 2b assessment highlights some landscape sensitivity and need to consider risk of watercourse & groundwater flooding, archaeological and ecological concerns. Part of the site also has tree coverage and this is identified as a constraint. Also there would be loss of playing field. Current access to the majority of the site is via a narrow lane (Grove Lane) and this would not be appropriate to serve a large housing development. Community consultation favours development to the North of the village rather than in this southern location.

Conclusion

Potential windfall site	NO outside development boundary
Realistic site	NO landscape sensitivity and locally valued area, also loss of playing field

Recommendation

Preferred option	Not recommended for allocation
-------------------------	---------------------------------------

Pontesbury: Submission

Site Ref: PBY033	Site Name: Land adj. to Harlow
Size (ha)	2.06
Indicative capacity	No specific information, range 40-60 based on 20 to 30 dwellings per ha for the whole site.
General location	The site adjoins the development boundary to its northern edge only. Comprises land to Southern rural fringe of village, lying directly to the South of last detached property on Habberley Road which effectively forms the edge of the built up area. The land does not directly adjoin any other established residential development but there are scattered properties across Habberley Road to the East.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Approximately $\frac{2}{3}$ of the site in a Mineral Safeguarding Area(in a line running SW to NE across Northern part of site) Around $\frac{1}{3}$ of the site (North Eastern part) site also within Coal Authority referral area.
Current use	agricultural pasture land
Topography	Undulating with general rise to the SSE
Adjoining land uses and boundary features	Site predominately adjoined by agricultural land except where it adjoins the residential curtilage of the property Harlow to the Northern boundary. Bounded by hedgerow/tree boundaries to the NW, SE and SW boundaries, with the SE being bounded by Habberley Rd which has a handful of residential properties scattered along it. There is a footpath along the northern boundary adjoining the Southern boundary of the residential property Harlow.
Local highway capacity/ constraints	Access acceptable Cycle Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> • 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. • Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required. • Assessment of Surface water flood risk and management plan requirement • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Highways & transport infrastructure for new developments
Inherent landscape character²	Area not considered in landscape study This site comprises a single, large field enclosed by traditional hedgerow/tree boundaries.. The limited adjoining residential development does not impinge on the site and it has a very much unspoilt countryside feel to it. There is a general rising aspect to the south, although not steeply sloping. The site only abuts the developed area of the village to one boundary (N) where it adjoins the dwellinghouse, Harlow. Other development in this area is more scattered in nature such as properties on Habberley Road, a number of which appear to have an agricultural origin. There is a general feeling of this site being isolated from the main village core and visually development in this location would intrude into the countryside.

Pontesbury: Submission

Planning history or designations	No relevant designations or planning history currently identified
Land ownership, land agreements and delivery statements	None identified at this stage
Access to services/employment areas	Most of the site is within easy walking distance of the school and amenity green space only.
Other constraints	Footpath (marked ROW) to Northern boundary. Some large mature trees(to western boundary) and well established boundary hedgerows which screen the site and contribute to the rural character of the area.TPOs at the northern edge.
General site related benefits	None identified at this stage
Transport and Highways related benefits	None identified at this stage
Strategic fit	None identified at this stage
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Water voles <input type="checkbox"/> Reptiles <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 3.5km of Stiperstones and Hollies SAC</p>
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT TPO
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	2.43% of the site is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).

Pontesbury: Submission

Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse- Unmapped ordinary watercourse running along western boundary of site

Community consultation response	<p>Issues and Options: Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the school playing fields & nearby recreation land were also identified by a number of respondents , together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general , such as North West, and others comments referred to specific areas such as land at east of The Nags Head Mount Pleasant/opposite the Horseshoes,, Hall Bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion.</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>
Statutory bodies responses to date	No comments received

Site Assessment Summary

Although the site partly adjoins the existing development boundary, adjoining development is relatively low density and the surroundings are very rural. Development in this location would be intrusive into the countryside and would not form a logical extension of the settlement.

The Stage 2a assessment (sustainability appraisal) is positive for access to the primary school, an amenity green space and flood risk. It is negative for access to the other five amenities and facilities, Tree Preservation Orders and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment highlights some landscape sensitivity and need to consider risk of watercourse & groundwater flooding, trees and ecological concerns. Housing would not be well related to the existing village & neither housing or employment on this site would be visually acceptable . Community consultation favours development to the North of the village rather than in this southern location.

Conclusion

Potential windfall site	NO
Realistic site	NO not well connected to the main developed part of the village, landscape sensitivity & poor sustainability.

Recommendation

Preferred option	Not recommended for allocation
-------------------------	---------------------------------------

Pontesbury: Submission

Site Ref: PBY034	Site Name: Land east of Whitwell Lane
Size (ha)	1.65
Indicative capacity	No specific information, range 33-49 based on 20 to 30 dwellings per ha for the whole site.
General location	Comprises land to the southern fringe of village bounded by Whitwell Lane Rosemary Way & Habberley Road properties with a significant portion of the site adjoining the development boundary and being enclosed by it. The site is, which fills in a notch in the development boundary, at its southern end opens out into countryside.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Majority mineral safeguarding , small SE portion coal authority referral
Current use	Mixed greenfield uses – including grazing, paddock, donkey field
Topography	Land with a gentle rise to the NW (Whitwell Lane)
Adjoining land uses and boundary features	Adjoined predominately by agricultural land uses to South west , with low density housing development enclosing to the North. The area is subdivided by hedgerow boundaries, incorporating a number of small scale fields with varied grazing related uses, including donkey paddock . There is a footpath which runs across the western side of the site linking Habberley Rd and Whitwell Lane..
Local highway capacity/ constraints	Access acceptable Cycle Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> • 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. • Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required. • Assessment of Surface water flood risk and management plan requirement • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units <p>Highways & transport infrastructure for new developments</p>
Inherent landscape character²	Not formally assessed in landscape report. Area characterised by small fields which are have an intimate enclosed character and form an important green buffer between the village edge and adjoining countryside .
Planning history or designations	No relevant designations or planning history currently identified
Land ownership, land agreements and delivery statements	None identified at this stage
Access to services/employment areas	The site is within easy walking distance of the school, amenity green space, a bus stop, with a regular service, the village facilities.
Other constraints	Footpath & local road network constrained. Whitwell Lane narrow with uphill gradient and Ford at its junction. TPOs
General site related benefits	None identified at this stage

Pontesbury: Submission

Transport and Highways related benefits	None identified at this stage
Strategic fit	None identified at this stage
Other relevant information	None identified at this stage

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM(small part of site to its northern tip)-
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Water voles <input type="checkbox"/> Reptiles <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 3.5km of Stiperstones and Hollies SAC</p>
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT-TPOs
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and 1 flood event has been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse- Unmapped ordinary watercourse running along eastern boundary of site
Community consultation response	Issues and Options :Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the

Pontesbury: Submission

	<p>school playing fields & nearby recreation land were also identified by a number of respondents , together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general , such as North West, and others comments referred to specific areas such as land at east of The Nags Head Mount Pleasant/opposite the Horseshoes,, Hall Bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion.</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>
Statutory bodies responses to date	No comments received

Site Assessment Summary

Although the site adjoins the existing development boundary, adjoining development is relatively low density and the land forms an important buffer between the village edge and open countryside. Development in this location would result in the loss of intimately scaled greenfield land which contributes significantly to the character of this part of the village . The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument (although this is limited to the northern tip of the site), Tree Preservation Orders and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment however identifies some landscape sensitivity issues and need to consider risk of watercourse & groundwater flooding, trees and ecological concerns. Issues and options consultation responses also identified this area around The Ford as of particular local significance & value. Options for access are constrained by the narrow local road network & ford

Conclusion

Potential windfall site	NO
Realistic site	NO landscape sensitivity and locally valued area

Recommendation

Preferred option	Not recommended for allocation
-------------------------	---------------------------------------

Pontesbury: Submission

Site Ref: PBY0035/R	Site Name: land at Pontesbury
Size (ha)	8.3
Indicative capacity	No specific information, range 166-249 based on 20 to 30 dwellings per ha for the whole site.
General location	Large parcel of agricultural land, comprising a site to the rural south western edge of village partly adjoining the development boundary at its northern, western and eastern boundaries. The boundary here follows the rear property boundaries of modern estate development lying to the North of the site and Workhouse Bank to the East. It forms part of grouping with site PBY0002R .
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes within both
Current use	Agricultural, pasture and cropped
Topography	Undulating , gentle rise to East
Adjoining land uses and boundary features	This is a large parcel of 'agricultural' land which although 'sandwiched' between modern estate development to the North and west and lower density development along Pontesbury Hill Road. It has a rural character and forms part of the countryside setting of the village. The site incorporates land forming Bridge Leys Farm and fields to the East which are subdivided by hedgerow/tree boundaries with some significant trees. Surrounding residential development is very visually prominent on Pontesbury Hill Road & at land adjoining . Bridge Leys Farm , although properties on Ashford Ave & Park are at a significantly lower level. Bridge Leys Lane runs into the site and current access is off this single track lane . There are some significant trees.
Local highway capacity/ constraints	Access acceptable Cycle Access not currently acceptable, maybe achievable if full site was developed- Links through to Brook Road
Other critical infrastructure constraints¹	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> • 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. • Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required. • Assessment of Surface water flood risk and management plan requirement • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Highways & transport infrastructure for new developments
Inherent landscape character ²	Not formally assessed in Landscape Assessment Report. Existing development along periphery of the site is visually prominent and the land particularly, to the South, forms part of the an attractive undulating landscape setting for the village and links into the wider countryside beyond the village. Adjoining development on Pontesbury Hill is low density 'ribbon' type development in form, stretching some way out of the main part of the village.
Planning history or designations	No relevant designations or planning history currently identified

Pontesbury: Submission

Land ownership, land agreements and delivery statements	None identified at this stage
Access to services/employment areas	The site is identified as being mostly within easy walking distance of an amenity green space and a bus stop, with a regular service but ease of access would depend on where site access was provided and the part of the site.
Other constraints	Footpath across site from the lane .TPOs
General site related benefits	None identified at this stage
Transport and Highways related benefits	None identified at this stage
Strategic fit	None identified at this stage
Other relevant information	Promoted by Smiths Gore

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site contains early coal workings -archaeological monitoring required during any remediation works.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Reptiles <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 3.5km of Stiperstones and Hollies SAC</p>
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT- TPO on site
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and 1 flood event has been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received

Pontesbury: Submission

Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse- Unmapped ordinary watercourse running along western boundary of site but large site so probably mainly FZ1
Community consultation response	<p>Issues and Options: Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the school playing fields & nearby recreation land were also identified by a number of respondents , together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general , such as North West, and others comments referred to specific areas such as land at east of The Nags Head Mount Pleasant/opposite the Horseshoes,, Hall Bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion.</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>
Statutory bodies responses to date	No comments received

Site Assessment Summary

This is a very large greenfield site adjoining the existing development boundary on the southern edge of the village. There are potential archaeological requirements & the site is adjacent to an Environmental Network. The northern part of the site is reasonably well related to the existing village edge but development could impact on setting. A Tree Preservation Order on the site, unmapped watercourse and potential amenity impact of achieving access to the site would also need to be taken into account.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, an amenity green space, flood risk(although additional appraisal is required) and previous land use. It is negative for access to the primary school, the other four amenities and facilities, Tree Preservation Orders and agricultural land quality. However, there is no provision in the village for 3 of the identified amenities : local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively for these .All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to between poor and fair.,

Community consultation favours development to the North of the village and therefore accessible from A488. The Stage 2b assessment highlights need for further information on the watercourse , some landscape sensitivity and need to consider impacts on trees and hedgerows and ecological concerns. It is unclear where access to the site would be proposed. The overall scale of development sought for Pontesbury does not require land release on this scale.

Conclusion

Pontesbury: Submission

Potential windfall site	No
Realistic site	No site excessive scale, landscape sensitivity issues & acceptable access for development scale needs to be demonstrated.

Recommendation

Preferred option	Not recommended for allocation
-------------------------	---------------------------------------

Pontesbury: Submission

Site Ref: PBY036/09	Site Name: Land West Of Station Road
Size (ha)	11.24
Indicative capacity	No specific information, range 225-337 based on 20 to 30 dwellings per ha for the whole site.
General location	Comprises outlying rural land to the northern side of the village with access off Station Road (road to Farley). The site adjoins a small exception housing site (Castle Green) but has no direct connection to the development boundary except via its grouping with sites PBY001, PBY019, PBY0028R, PBY038. The site is visually however not connected to the sites to the south with physical separation being provided by dismantled railway line.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	All a Mineral Safeguarding Area, small part to South of site is Coal Authority Referral Area
Current use	Cropped agricultural
Topography	Open, undulating rising from east (road) to midfield brow then falling to western boundary. Also slight rise to the north.
Adjoining land uses and boundary features	Site predominately adjoined by agricultural land except where it adjoins the small residential development to the South . Bounded by hedgerow/tree boundaries to the N, W, S and E boundaries, with the E being bounded by Station (Farley) Rd . To the South the site is bounded by the dismantled railway line which provides a thick tree/hedgerow screen and is in use as a footpath.
Local highway capacity/ constraints	Access acceptable- Pedestrian link to sites 19 & 1 Cycle Access not currently acceptable, could/would be easily achievable based on development scale
Other critical infrastructure constraints¹	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> • 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. • Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required. • Assessment of Surface water flood risk and management plan requirement • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Highways & transport infrastructure for new developments
Inherent landscape character²	Landscape Assessment Report: Identifies the site as area ref PBY03 except the northern small field which is excluded. It identifies this whole area as having high/medium Landscape sensitivity. The area is described as a gentle ridge of open arable character which extends north of the settlement as part of the wide countryside north of the dismantled railway line. The area forms part of the wider setting of the settlement. Housing capacity is medium/low. It is suggested that the area as a whole has limited capacity for housing as it forms part of the wider countryside setting of the settlement and housing on the ridge may be locally prominent. Also the area has no capacity for employment as is in open countryside lying on a gentle ridge and is adjacent to housing

Pontesbury: Submission

Planning history or designations	No relevant designations or planning history currently identified
Land ownership, land agreements and delivery statements	None identified at this stage
Access to services/employment areas	The site is within easy walking distance of a bus stop, with a regular service (except northern ¼ of site), & childrens play area (50% SE side). Only a small part of the site (SE corner < 10%) is accessible to amenity green space.
Other constraints	
General site related benefits	None identified at this stage
Transport and Highways related benefits	None identified at this stage
Strategic fit	None identified at this stage
Other relevant information	Promoted by Smiths Gore, suggest access from existing residential development .

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are known protected species on site (Brown long eared bats) but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Great Crested Newts <input type="checkbox"/> Reptiles <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 3.5km of Stiperstones and Hollies SAC</p>
Trees	TREES & HEDGEROWS WILL BE A LIMITING / SIGNIFICANT CONSTRAINT. Internal and boundary hedgerows. TPO trees to boundaries..
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Pontesbury: Submission

Community consultation response	<p>Issues and Options: Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the Ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the school playing fields & nearby recreation land were also identified by a number of respondents , together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general , such as North West, and others comments referred to specific areas such as land at east of The Nags Head Mount Pleasant/opposite the Horseshoes,, Hall Bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion.</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>
Statutory bodies responses to date	<p>No comments received</p>

Site Assessment Summary

This is a large greenfield site in agricultural use on the fringe of the village . The site is not well located relative to facilities, or the existing development boundary and built up area with no direct access to the A488 .This is a large site and release of land on this scale is not required to accommodate the level of housing identified for the settlement.

The Stage 2a assessment (sustainability appraisal) is positive for partial access to bus transport, an amenity green space, a children’s play area and flood risk. Access to amenity green space from the site is particularly limited & that to the children’s play area is from around ½ of the site. It is negative for access to the other three amenities and facilities and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor but improves at the southern part of the site.

Although community consultation favours development to the North of the village, the Stage 2b assessment highlights presence of protected species, some landscape sensitivity and need to consider impacts on trees and hedgerows, risk of ground water flooding and other ecological concerns.

Conclusion

Potential windfall site	No
Realistic site	No poor relationship to development boundary & visually not well related to built form .Also poor overall sustainability and some landscape sensitivity issues.

Recommendation

Preferred option	Not recommended for allocation
-------------------------	---------------------------------------

Pontesbury: Submission

Site Ref: PBY037/10	Site Name: Pontesbury Glebelands
Size (ha)	1.73
Indicative capacity	No specific information, range 34- 51 based on 20 to 30 dwellings per ha for the whole site.
General location	An irregularly shaped site comprising land to the southern fringe of village bounded by Whitwell Lane & Pontesbury Hill Road. It only partly adjoins the development boundary. The site is incorporated within PBY023, which fills in a notch in the development boundary and is enclosed by existing generally low density housing development .The southern end of the site opens out into countryside. Although the site is incorporated in PBY023 which part adjoins development boundary it is an awkward shape site which not well related on its own.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Mineral Safeguarding Area
Current use	Mixed Greenfield- rough grazing, paddock, grassland
Topography	Land rises steeply to east to west and to the south east.
Adjoining land uses and boundary features	Adjoined predominately by agricultural land uses to Southern portion, with low density housing development of Pontesbury Hill Rd to NW & Whitwell Lane bounding to SE. The area is subdivided by hedgerow boundaries, with long linear plot to North. There is a footpath which runs across southern field.
Local highway capacity/ constraints	Access acceptable Cycle Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> • 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. • Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required. • Assessment of Surface water flood risk and management plan requirement • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Highways & transport infrastructure for new developments
Inherent landscape character ²	Landscape Assessment Report: Identifies the site within PBY09. It identifies this area as having high/ medium/ landscape sensitivity: It describes the area as an attractive valley side of small enclosed pastoral fields running down to a ford and bridge acting as a green corridor and setting to the southern edge of the settlement core.The area is an important part of the character of this part of the settlement and on this basis the area has very little capacity for housing as it forms an important green corridor, skyline and setting on the northern edge of the village. The pattern of plots make only very limited development within these possible. The area has no capacity for employment as it is sloping, it is too fine a grain and adjacent to residences and sensitive parts of the settlement.
Planning history or designations	No relevant designations or planning history currently identified

Pontesbury: Submission

Land ownership, land agreements and delivery statements	None identified at this stage Agent R Parry
Access to services/employment areas	The site is within easy walking distance of a bus stop, with a regular service and an amenity green space. Most of the site is within easy walking distance of the primary school.
Other constraints	Agent has highlighted that access to the site is not currently achievable. Footpath crossing the site
General site related benefits	None identified at this stage
Transport and Highways related benefits	None identified at this stage
Strategic fit	None identified at this stage
Other relevant information	None identified at this stage

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM
Biodiversity	<p>There are known protected species on site (Adder and Slow worm) but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Reptiles <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 3.5km of Stiperstones and Hollies SAC</p>
Trees	TREES & HEDGEROWS WILL BE A LIMITING / SIGNIFICANT CONSTRAINT. Internal and boundary hedgerows. TPO trees to boundaries. DO NOT DEVELOP THE THIN STRIP TO NORTH OF SITE.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and 1 flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received

Pontesbury: Submission

Community consultation response	<p>Issues and Options: Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the school playing fields & nearby recreation land were also identified by a number of respondents , together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general , such as North West, and others comments referred to specific areas such as land at east of The Nags Head Mount Pleasant/opposite the Horseshoes,, Hall Bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion.</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>
Statutory bodies responses to date	<p>No comments received</p>

Site Assessment Summary

This is a prominent parcel of land significantly contributing to the character of the village. The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, the primary school, an amenity green space and flood risk. It is negative for access to the other four amenities and facilities, proximity to a Scheduled Ancient Monument, Tree Preservation Orders and agricultural land quality. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment however identifies significant landscape sensitivity issues, tree & hedgerow constraints and ecological considerations with evidence of protected species on site. There is also a footpath crossing the southern part of the site linking Whitwell Lane & Pontesbury Hill Rd. Issues and options consultation responses also identified this area around The Ford as of particular local significance & value. Additionally there is potentially an issue regarding access to the site which requires clarification and may affect deliverability.

Conclusion

Potential windfall site	NO outside development boundary.
Realistic site	NO landscape sensitivity and locally valued area. Access to the site needs to be clarified.

Recommendation

Preferred option	Not recommended for allocation
-------------------------	---------------------------------------

Pontesbury: Submission

Site Ref: PBY038	Site Name: Land at the Ozarks
Size (ha)	0.37
Indicative capacity	No specific information, range 7-11 based on 20 to 30 dwellings per ha for the whole site.
General location	Sited on the North Western fringe of village, forming the curtilage of The Ozarks . It does not in itself adjoin the development boundary but forms part of a larger promoted site PBY019 which adjoins to the south & east . Access to the site is from a single track access which serves The Ozarks & two other established detached properties The Mount & Mount Pleasant .
Brownfield or Greenfield	Greenfield & existing dwelling
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Yes within both
Current use	residential curtilage
Topography	Elevated site.
Adjoining land uses and boundary features	Site set within PBY019 and has no direct access to the Minsterley Road. It is adjoined to the North by an orchard with grassland/grazing land further to the North & South. Land to the West is cropped agricultural. To NW depot building for Homemaster removals. Access track bounds to the East with two other residential properties being served by this . Site part defined by post rail/wall boundary and & hedgerow other boundaries with a tree backdrop.
Local highway capacity/ constraints	Access is dependent upon another site being developed Cycle Access not currently acceptable, could/would be easily achievable based on development scale
Other critical infrastructure constraints¹	<p>Minsterley/Pontesbury Place Plan 2012/13</p> <ul style="list-style-type: none"> • 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. • Upgrade to Sewerage network – capacity checks required to determine if additional pumping capacity required. • Assessment of Surface water flood risk and management plan requirement • Malehurst Primary electricity substation reinforcement- replace transformers with higher rated units • Highways & transport infrastructure for new developments
Inherent landscape character²	<p>Landscape Assessment Report: Identifies the site as within area ref PBY02. It identifies this whole area as having high/medium Landscape sensitivity. The area is described as lying just to the North of the main A488 main western approach to the settlement forming a locally prominent skyline. It consists of small pastoral fields with low cut hedges and overgrown with some/ fields in poor condition and small cluster of agricultural related buildings on the crest. It contributes to the character of the settlement. It is suggested that the area as a whole has limited capacity for housing as it forms part of the rural approach to the settlement and rises to a locally prominent skyline. The edge of the settlement to the south is mixed age and is an appropriate edge to the settlement. The report indicates that the area has no capacity for employment due to its fine grain topography as well as its prominent location adjacent to housing.</p> <p>Mixed character – incorporating rural fringe, residential curtilages including large curtilage to the modern property known as The Ozarks and The Mount</p>

Pontesbury: Submission

	Victorian. These properties can be quite clearly seen on the skyline. Despite the elevation, it is an area with various subdivided uses and has an intimate quality.
Planning history or designations	Planning History relating to land adjacent to The Ozarks – refusals for residential
Land ownership, land agreements and delivery statements	None identified at this stage
Access to services/employment areas	The site is within easy walking distance of a bus stop, with a regular service.
Other constraints	No direct access to the Minsterley Road available as site does not adjoin road. Existing access track likely to be unsuitable to serve more development.
General site related benefits	None identified at this stage
Transport and Highways related benefits	Highway comment: 5. Access is dependent upon another site being developed
Strategic fit	None identified at this stage
Other relevant information	None identified at this stage

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Extended Phase 1 <input type="checkbox"/> Bats <input type="checkbox"/> Great Crested Newts <input type="checkbox"/> Reptiles <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 3.5km of Stiperstones and Hollies SAC</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Boundary hedgerows and trees.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding (in the More Zone or 30 year Deep Zone).
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).

Pontesbury: Submission

Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	<p>Issues and Options: Feedback on locally valued areas for protection showed that a significant proportion of respondents wished to retain and protect the character of the area to the South of the village, including the AONB (specifically Pontesford/Earls Hill) and its setting. The area around the ford & Plough Public House was highlighted as being particularly valued by many respondents. Outside this area, the school playing fields & nearby recreation land were also identified by a number of respondents , together with the old railway line.</p> <p>Responses regarding preferred directions for growth showed some a majority preference for sites to the North of the A488, notably sites accessible to the main road. Some references were general , such as North West, and others comments referred to specific areas such as land at east of The Nags Head Mount Pleasant/opposite the Horseshoes, Hall Bank. Other areas were also mentioned to a lesser degree reflecting in some cases land promotion.</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>
Statutory bodies responses to date	No comments received

Site Assessment Summary

The site which is a residential curtilage is elevated and without development of adjoining land it would not be connected to the existing village boundary or accessible from the main road.

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, and flood risk. It is negative for access to the primary school, the other five amenities and facilities and agricultural land quality. However there is no provision in the village for 3 of the identified amenities : local park/garden; (semi)natural green space and young people's recreational facility, therefore no sites in the village score positively. All other sustainability criteria are neutral. The overall sustainability of the site is thus judged to be poor.

Although community consultation favours development to the North of the village, the Stage 2b assessment highlights some landscape sensitivity, access constraints and need to consider risk of groundwater flooding.

Conclusion

Potential windfall site	No
Realistic site	NO . No direct relationship to the development boundary, some landscape sensitivity & access to the site dependent on development of another site.

Recommendation

Preferred option	Not recommended for allocation
-------------------------	---------------------------------------