

Kinnerley: Submission

Stage 1 Assessment:

Summary Sheet: Stage 1 Assessment

Site Ref	Site Name	Stage 2	Comments
KNY001	Land adj. Kinnerley Primary School	Yes	Weir Brook runs along eastern boundary of site. Eastern edge of site falls within FZ3.
KNY002	Land west of School Road	Yes	
KNY003	Land between Grange Farm & Brook Villa	Yes	Site is detached from main part of village, but adjoins the current development boundary to the north around Lady Ida's. Eastern edge of site falls within FZ3
KNY004	Land between Grange Farm and Winston	No	Site is too small
KNY005	Land to the rear of The Woods, Vicarage Lane	Yes	
KNY006	land adj. Brookdale Kinnerley Rd	Yes	
KNY007	Land at Brookfields	Yes	Weir Brook runs to the east of the site. Eastern edge of site falls within FZ3
KNY008	Land at rear of Jubilee Cottage	Yes	
KNY009	Land at Heathwaen Lane	No	No relationship with existing development boundary
KNY010	Land at Eddowes Cottage	Yes	
KNY011	Land rear of Mountside	Yes	
KNY012	Land East of Weir Brook	Yes	Weir Brook runs along eastern boundary of site. Eastern edge of site falls within FZ3.
MBK001	Land at Greenfields Farm	Yes	
MBK002	Land at Maesbrook	Yes	
MBK003	Land at The Grange	Yes	
MBK004	Land rear of Black Horse Public House	No	Too small
MBK005	Land at Grange Side Farm	No	Too small
MBK006	Land adj. Grange Side Farm	Yes	
MBK007	Additional Land at Greenfields Farm	No	Not well related, could be brought forward in conjunction with MBK001 , which is adjacent to the development boundary

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Site Ref	Site Name	Stage 2	Comments
MBK008	Land to east of Station Road	Yes	
MBK009	Land adj. to The Smithy	Yes	

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Stage 1 Site Assessment: *Kinnerley*

Site ref: KNY001		Site Name: Land adj. Kinnerley Primary School	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.80ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjoins current 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	Weir Brook runs along eastern boundary of site. Eastern edge of site falls within FZ3
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

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Stage 1 Site Assessment: *Kinnerley*

Site ref: KNY002		Site Name: Land west of School 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	Adjoins current 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 is promoted

Recommendation: *Progress to Stage 2 assessment*

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Stage 1 Site Assessment: *Kinnerley*

Site ref: KNY003		Site Name: Land between Grange Farm & Brook Villa	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is detached from main part of village, but adjoins the current development boundary to the north around Lady Ida's.
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	Eastern edge of site falls within FZ3
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment*

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Stage 1 Site Assessment: *Kinnerley*

Site ref: KNY004		Site Name: Land between Grange Farm and Winston	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.15ha
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Planning permission (09/00559/FUL) granted for a change of use of land from agricultural to residential use and erection of rear and side extension, which reduces size of plot further.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site is situated in a detached location to the west of the village.
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 is promoted

Recommendation: *Do not progress to Stage 2 assessment – site is too small*

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Stage 1 Site Assessment: *Kinnerley*

Site ref: KNY005		Site Name: Land to the rear of The Woods, Vicarage Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjoins current 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 is promoted

Recommendation: *Progress to Stage 2 assessment.*

Kinnerley: Submission

Stage 1 Site Assessment: *Kinnerley*

Site ref: KNY006		Site Name: Land adj. Brookdale, Kinnerley Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.29ha
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	Sensitively located site adjoining the current development boundary on the northern approach to the village.
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	Weir Brook runs along western boundary of site. Western edge of site falls within FZ3, which may reduce capacity
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

Kinnerley: Submission

Stage 1 Site Assessment: *Kinnerley*

Site ref: KNY007		Site Name: Land at Brookfields	
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	Two thirds of the site fall within the current 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	Weir Brook runs to the east of the site. Eastern edge of site falls within FZ3
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

Kinnerley: Submission

Stage 1 Site Assessment: *Kinnerley*

Site ref: KNY008		Site Name: Land at rear of Jubilee Cottage	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.35ha
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 is promoted

Recommendation: *Progress to Stage 2 assessment.*

Kinnerley: Submission

Stage 1 Site Assessment: *Kinnerley*

Site ref: KNY009		Site Name: Land at Heathwaen 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.	Y	Detached location poorly related to current 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 is promoted

Recommendation: *Do not progress to Stage 2 assessment.*

Kinnerley: Submission

Stage 1 Site Assessment: *Kinnerley*

Site ref: KNY10		Site Name: Land at Eddowes 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	Detached location away from main part of village. Site adjoins KNY003 which lies to the west of smaller development boundary to the north of around Lady Ida's
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 is promoted

Recommendation: *Progress to Stage 2 assessment.*

Kinnerley: Submission

Stage 1 Site Assessment: *Kinnerley*

Site ref: KNY011		Site Name: Land rear of Mountside	
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 takes in DOVA012?
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	Large site adjoining development boundary to rear of Mountside, to the north of the settlement
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment*

Kinnerley: Submission

Stage 1 Site Assessment: *Kinnerley*

Site ref: KNY012		Site Name: Land East of Weir Brook	
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	Although situated reasonably close to the main heart of the village, the site is not well related in physical terms. Site adjoins KNY007
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	Weir Brook forms the western boundary of the site. Nearly half the site falls within FZ3
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

Kinnerley: Submission

Stage 1 Site Assessment: MAESBROOK

Site ref: MBK001		Site Name: Land at Greenfields Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.26ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *Progress to Stage 2 assessment.*

Kinnerley: Submission

Stage 1 Site Assessment: MAESBROOK

Site ref: MBK002		Site Name: Land at Maesbrook	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	1.04ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *Progress to Stage 2 assessment.*

Kinnerley: Submission

Stage 1 Site Assessment: MAESBROOK

Site ref: MBK003		Site Name: Land at The Grange	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.63ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is adjacent to development boundary, with small part within boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *Progress to Stage 2 assessment.*

Kinnerley: Submission

Stage 1 Site Assessment: MAESBROOK

Site ref: MBK004		Site Name: Land rear of Black Horse Public House	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.10ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *Do not progress to Stage 2 assessment – too small*

Kinnerley: Submission

Stage 1 Site Assessment: MAESBROOK

Site ref: MBK005		Site Name: Land at Grange Side Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.07ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *Do not progress to Stage 2 assessment – too small*

Kinnerley: Submission

Stage 1 Site Assessment: MAESBROOK

Site ref: MBK006		Site Name: Land adj. Grange Side Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.31ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is adjacent to grange farm, which is largely within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *Progress to Stage 2 assessment.*

Kinnerley: Submission

Stage 1 Site Assessment: MAESBROOK

Site ref: MBK007		Site Name: Additional Land at Greenfields Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.80ha
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, could be brought forward in conjunction with MBK001 , which is adjacent to the development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *Do not progress to Stage 2 assessment- site not well related*

Kinnerley: Submission

Stage 1 Site Assessment: MAESBROOK

Site ref: MBK008		Site Name: Land to east of Station Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	2.13ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site is adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *Progress to Stage 2 assessment.*

Kinnerley: Submission

Stage 1 Site Assessment: MAESBROOK

Site ref: MBK009		Site Name: Land adj. to The Smithy	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.79ha
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	Whilst not adjacent to the boundary, development would link existing linear development along B4398
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *Progress to Stage 2 assessment.*

Note for Stage 1 assessment:

Kinnerley: Submission

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

Kinnerley: Submission

Housing Site Assessment: Stage 2a

Site ref: KNY001		Site Name: Land adj. Kinnerley Primary School		
	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	

Kinnerley: Submission

Site ref: KNY001		Site Name: Land adj. Kinnerley Primary School		
	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		
10	Part of the site is within Flood Zone 3	-	-	Eastern quarter in zone 3
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Kinnerley: Submission

Site Assessment: Stage 2a

Settlement: Kinnerley

Site ref: KNY002		Site Name: Land west of School Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Kinnerley: Submission

Site ref: KNY002		Site Name: Land west of School Road		
	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	

Kinnerley: Submission

Site Assessment: Stage 2a

Settlement: Kinnerley

Site ref: KNY003		Site Name: Land between Grange Farm & Brook Villa		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Kinnerley: Submission

Site ref: KNY003		Site Name: Land between Grange Farm & Brook Villa		
	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	-	-	Eastern edge in 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	

Kinnerley: Submission

Site Assessment: Stage 2a

Settlement: Kinnerley

Site ref: KNY005		Site Name: Land to the rear of The Woods, Vicarage Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Kinnerley: Submission

Site ref: KNY005		Site Name: Land to the rear of The Woods, Vicarage 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	

Kinnerley: Submission

Assessment: Stage 2a

Settlement: Kinnerley

Site ref: KNY006		Site Name: land adj. Brookdale Kinnerley 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 young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Kinnerley: Submission

Site ref: KNY006		Site Name: land adj. Brookdale Kinnerley 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	-	-	West of site in Zone 3
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Kinnerley: Submission

Assessment: Stage 2a

Settlement: Kinnerley

Site ref: KNY007		Site Name: Land at Brookfields		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Kinnerley: Submission

Site ref: KNY007		Site Name: Land at Brookfields		
	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	-	-	East of site within Zone 3
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Kinnerley: Submission

Assessment: Stage 2a

Settlement: Kinnerley

Site ref: KNY008		Site Name: Land at rear of Jubilee Cottage		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Kinnerley: Submission

Site ref: KNY008		Site Name: Land at rear of Jubilee Cottage		
	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	-	Small part 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	

Kinnerley: Submission

Assessment: Stage 2a

Settlement: Kinnerley

Site ref: KNY010		Site Name: Land at Eddowes Cottage		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Kinnerley: Submission

Site ref: KNY010		Site Name: Land at Eddowes Cottage		
	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	
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	

Kinnerley: Submission

Assessment: Stage 2a

Settlement: Kinnerley

Site ref: KNY011		Site Name: Land rear of Mountside		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Kinnerley: Submission

Site ref: KNY011		Site Name: Land rear of Mountside		
	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	-	-	Small part of South of site in 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	-	Grades 3/4
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Kinnerley: Submission

Assessment: Stage 2a

Settlement: Kinnerley

Site ref: KNY012		Site Name: Land East of Weir Brook		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Kinnerley: Submission

Site ref: KNY012		Site Name: Land East of Weir Brook		
	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	-	-	Approx 40% in Zone 3
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Kinnerley: Submission

Site Assessment: Stage 2a

Settlement: MAESBROOK

Site ref: MBK001		Site Name: Land at Greenfields Farm		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	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	

Kinnerley: Submission

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

Kinnerley: Submission

Site Assessment: Stage 2a

Settlement: MAESBROOK

Site ref: MBK002		Site Name: Land at Maesbrook		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Kinnerley: Submission

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

Kinnerley: Submission

Site Assessment: Stage 2a

Settlement: MAESBROOK

Site ref: MBK003		Site Name: Land at The Grange		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Kinnerley: Submission

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

Kinnerley: Submission

Site Assessment: Stage 2a

Settlement: MAESBROOK

Site ref: MBK006		Site Name: Land adj. Grange Side Farm		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	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	

Kinnerley: Submission

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

Kinnerley: Submission

Site Assessment: Stage 2a

Settlement: MAESBROOK

Site ref: MBK008		Site Name: Land to east of Station Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

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	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	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	

Kinnerley: Submission

Site Assessment: Stage 2a

Settlement: MAESBROOK

Site ref: MBK009		Site Name: Land adj. to The Smithy		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

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	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	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	

Kinnerley: Submission

Notes for Stage 2a assessment

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

Kinnerley: Submission

Housing Site Assessment: Stage 2b

Site Ref: KNY001	Site Name: Land adj. Kinnerley Primary School
Size (ha)	0.80
Indicative capacity	12 (promoter)
General location	SE of village centre, East of primary school
Brownfield or Greenfield	greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	
Adjoining land uses and boundary features	Residential (N&S), primary school (W), watercourse & agriculture (E)
Local highway capacity/ constraints	Highway access acceptable Cycle access acceptable
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Pylons cross east of site N-S
Inherent landscape character²	<p>Site OWK2-232: Landscape sensitivity medium</p> <p>This site consists of a ribbon of pastoral land between the existing eastern edge of Kinnerley and the Weir Brook. Part of the site lies within the 100-year floodplain and there is dense woodland beyond the stream to the east. The site is bound to the north by a lane which provides a link between PROWs, with site OWK7- 232 visible through boundary vegetation beyond. To the west there is a single house and a primary school (not visible) and to the south there is recent housing development at Coly Anchor, with an access road to this site already constructed.</p> <p>Housing capacity high/medium</p> <p>This site would have high capacity for development where it not for the fact that part of it lies within the floodplain of Weir Brook, which limits its potential for development, Otherwise it is secluded, well screened by dense vegetation, very little overlooked and with reasonable links to the settlement. A condition of development should be retention of the floodplain as managed open space, not development.</p>
Planning history or designations	Adjacent to development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services
Other constraints	Overhead power line crosses the eastern part of the site N-S
General site related benefits	n/a
Transport and Highways related benefits	Potential access improvement to Mayfields?

Kinnerley: Submission

Strategic fit	Well related to village. Well screened. Natural extension to recent Coly Anchor development
Other relevant information	Supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site on edge of historic settlement core - archaeological assessment and evaluation necessary prior to submission of an application
Biodiversity	Survey for Bats, newts, voles, reptiles; Adjacent to Environmental Network with potential for enhancement
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	n/a
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 need to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded, no flood events have been reported by members of the public to the Flood Forum. 22.49% of the site is in Flood Zone 3a.
Drainage: Surface water flooding	6.25% of the site is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside	n/a
Environment Agency	Flood Zone but no model, ordinary w/c- 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. Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development further extension to Coley Anchor (KNY001) or land opposite school (KNY002) if a larger site is required. Subsequent consultation indicated that a majority support the proposed allocation of this site, consistent with the findings of the recently adopted Kinnerley Neighbourhood Plan.
Statutory bodies responses to date	n/a

Site Assessment Summary

This site represents a well screened, modest scale natural extension to the recent Coley Anchor development. The site is affected by significant constraints which will limit the area of developable land. The site has the potential to deliver a significant proportion of the future scale of development envisaged by the Parish Council.

Kinnerley: Submission

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none">• Further watercourse flood assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable;• Surface Water Management modelling required to assess the extent of any flooding which may occur;• Site investigations required to address groundwater flooding and potential SUDS design;• Requires archaeological assessment and evaluation necessary prior to submission of an application;• Potential need for mitigation for EU protected species;• Environmental Network enhancement opportunity;

Kinnerley: Submission

Site Ref: KNY002	Site Name: Land west of School Road
Size (ha)	2.03
Indicative capacity	61
General location	S of village centre, opposite primary school
Brownfield or Greenfield	greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	??
Adjoining land uses and boundary features	Residential (N&E), agriculture (S&W)
Local highway capacity/ constraints	Highway access acceptable Cycle access acceptable
Other critical infrastructure constraints¹	n/a
Inherent landscape character²	<p>Site OWK1-119: Landscape sensitivity medium/low</p> <p>This site consists of three flat horse pasture fields within the settlement of Kinnerley. They are located opposite the primary school, with housing along part of the eastern boundary and the northern boundary. Housing is also visible to the south across Argoed Road and to the east adjacent to the school, but in all cases development is filtered by internal and boundary vegetation: although the internal hedges are gappy, they contain many trees, and there is much vegetation within gardens, especially to the north. The site is thus enclosed by housing on three sides, and views to the west are filtered by vegetation on field boundaries, reducing any impact on the wider landscape, of which this site is no longer a significant part.</p> <p>Housing capacity medium</p> <p>This site has medium capacity for housing development as it is located within the settlement, adjacent to the school, is not generally visible in the wider landscape and would not have a significant negative impact on adjacent housing development or the streetscape of the settlement, if developed to match existing scale and materials of local housing.</p>
Planning history or designations	Adjacent to development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Well related to village. Natural infill plot, but too large for proposed scale of

Kinnerley: Submission

	growth for the Plan period. Development behind the bungalows West of School Road could result in overlooking.
Other relevant information	Limited supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site on edge of historic settlement core - archaeological assessment and evaluation necessary prior to submission of an application
Biodiversity	Survey for Bats, reptiles; Environmental Network enhancement potential
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside	
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development further extension to Coley Anchor (KNY001) or land opposite school (KNY002) if a larger site is required. Subsequent consultation indicated that a majority support the proposed allocation of this site, consistent with the findings of the recently adopted Kinnerley Neighbourhood Plan.
Statutory bodies responses to date	n/a

Site Assessment Summary

This site could form a natural extension to the village and is supported by local community, however, the preferred level of growth means that only part of site will be required during the current Plan period. Development should therefore be restricted to the area immediately opposite the school in the first instance.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Kinnerley: Submission

Preferred option	Yes
If Yes, Key Development Issues from Assessment	

Kinnerley: Submission

Site Ref: KNY003	Site Name: Land between Grange Farm & Brook Villa
Size (ha)	0.93
Indicative capacity	28
General location	N of village centre, W of Knockin Rd and Weir Brook
Brownfield or Greenfield	greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Part MSA: Sand & gravel - bedrock
Current use	agriculture
Topography	??
Adjoining land uses and boundary features	Residential (SE), farm, (W), agriculture (N&S)
Local highway capacity/ constraints	Highway access acceptable Cycle access acceptable
Other critical infrastructure constraints¹	n/a
Inherent landscape character²	No site specific assessment, but low general sensitivity
Planning history or designations	Adjacent to development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Site is detached from main part of village, but adjoins the current development boundary to the north around Land Ida's well. Eastern part of site falls within FZ3
Other relevant information	No supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site includes site of 'Lady Ida's Well' (probable holy well site) - archaeological assessment and evaluation necessary prior to submission of an application.
Biodiversity	Survey for Bats, reptiles; Adjacent to Environmental Network with enhancement potential
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	n/a
Drainage: Watercourse	Watercourse on site. 6.5% of the site is in Flood Zone 3

Kinnerley: Submission

flooding	
Drainage: Surface water flooding	22.65% site in More zone for surface water flooding 4.31 % site in 30-year Deep zone for surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (up to 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside	n/a
Environment Agency	clips fz map, but might not be accurate enough, ow/c- 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.

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development further extension to Coley Anchor (KNY001) or land opposite school (KNY002) if a larger site is required.
Statutory bodies responses to date	n/a

Site Assessment Summary

Conclusion

Potential windfall site	n/a
Realistic site	No – detached from main part of village

Recommendation

Preferred option	No
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Kinnerley: Submission

Site Ref: KNY005	Site Name: Land to the rear of The Woods, Vicarage Lane
Size (ha)	0.60
Indicative capacity	18
General location	W of village centre, behind properties fronting Vicarage Lane
Brownfield or Greenfield	greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Part MSA: Sand & gravel - bedrock
Current use	agriculture
Topography	??
Adjoining land uses and boundary features	Residential (N&E), agriculture (S&W)
Local highway capacity/ constraints	Highway access acceptable Cycle access acceptable
Other critical infrastructure constraints¹	n/a
Inherent landscape character²	<p>Site OWK5-119: Landscape sensitivity medium</p> <p>This site consists of a rectangular pasture field on the western side of Kinnerley. It occupies flat ground at the summit of a gentle slope up from the floodplain of the Weir Brook some way to the south. Houses on the northern boundary of the site are clearly visible from roads to the south and south west. The site is accessed from a PROW on land adjacent to its eastern boundary and it is screened from view within the settlement by the houses along its northern boundary. It is part of a larger area of mixed farmland with ex-military bunkers to the south and west and bound by minor roads on three sides.</p> <p>Housing capacity medium/low</p> <p>This site has medium-low capacity for housing development by reason of its visibility within the wider landscape when viewed from the south and south west. From these aspects development would appear as an extension of the settlement into open countryside. Should development be considered appropriate in the future, then it should be a condition of consent that a dense screen of locally indigenous tree species should be planted on the site's southern boundary to filter views into it and reduce impact on the wider landscape.</p>
Planning history or designations	Adjacent to development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services
Other constraints	n/a
General site related benefits	n/a
Transport and	n/a

Kinnerley: Submission

Highways related benefits	
Strategic fit	Site is part of main village, but represent the development of back land and is less favourably located than alternative sites
Other relevant information	No supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within historic settlement core - post-determination archaeological mitigation necessary
Biodiversity	Survey for Bats, reptiles; Environmental Network enhancement potential
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50% and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside	n/a
Environment Agency	n/a

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development further extension to Coley Anchor (KNY001) or land opposite school (KNY002) if a larger site is required.
Statutory bodies responses to date	n/a

Site Assessment Summary

Conclusion

Potential windfall site	n/a
Realistic site	No – less favourably located than alternatives

Recommendation

Preferred option	No
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Kinnerley: Submission

Site Ref: KNY006	Site Name: land adj. Brookdale Kinnerley Rd
Size (ha)	0.29
Indicative capacity	8
General location	N of village centre, W of Dovaston Rd and east of Weir Brook
Brownfield or Greenfield	greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	??
Adjoining land uses and boundary features	Residential (N), Weir Brook, (S&W), agriculture (E)
Local highway capacity/ constraints	Highway access acceptable Cycle access acceptable
Other critical infrastructure constraints¹	n/a
Inherent landscape character²	No site specific assessment, but low general sensitivity
Planning history or designations	Adjacent to development boundary
Land ownership, land agreements and delivery statements	Promoted by landowner
Access to services/employment areas	Good access to village centre services
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Site is detached from main part of village, but adjoins the current development boundary to the north. South and west of site falls within FZ3
Other relevant information	No supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Bordered by brook - potential for Water Vole. Will need buffering in site design Survey for Bats, voles, reptiles, otter; Adjacent to Environmental Network with enhancement potential
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT
Environmental Health	n/a
Drainage: Watercourse flooding	Watercourse on site. 31.36% of the site is in Flood Zone 3

Kinnerley: Submission

Drainage: Surface water flooding	41.81% site in More zone for surface water flooding 24.39% site in 30-year Deep zone for surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (up to 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside Environment Agency	n/a

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development further extension to Coley Anchor (KNY001) or land opposite school (KNY002) if a larger site is required.
Statutory bodies responses to date	n/a

Site Assessment Summary

Conclusion

Potential windfall site	n/a
Realistic site	No – significant flooding constraints and less favourably located than alternatives

Recommendation

Preferred option	No
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Kinnerley: Submission

Site Ref: KNY007	Site Name: Land at Brookfields
Size (ha)	1.26
Indicative capacity	38
General location	E of village centre, W of Dovaston Rd and east of Weir Brook
Brownfield or Greenfield	greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	??
Adjoining land uses and boundary features	Residential (N), Weir Brook, (S&W), agriculture (E)
Local highway capacity/ constraints	Highway access acceptable, access to north narrow, unclear whether an access can be achieved to the south Cycle access acceptable
Other critical infrastructure constraints¹	n/a
Inherent landscape character²	No site specific assessment, but low general sensitivity
Planning history or designations	Part within development boundary
Land ownership, land agreements and delivery statements	Promoted by landowner
Access to services/employment areas	Good access to village centre services
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Site is part of main part of village, and is partially within the current development boundary. East of site falls within FZ3
Other relevant information	No supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site on edge of historic settlement core - archaeological assessment and evaluation necessary prior to submission of an application
Biodiversity	Bordered by brook - potential for Water Vole. Will need buffering in site design Survey for Bats, voles, reptiles, otter; Adjacent to Environmental Network with enhancement potential
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	n/a

Kinnerley: Submission

Drainage: Watercourse flooding	Watercourse on site. 31.36% of the site is in Flood Zone 3
Drainage: Surface water flooding	8.74% site in 30-year Deep zone for surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (between 50% and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside	n/a
Environment Agency	fzmap modelling required to refine, ordinary w.c- 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.

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development further extension to Coley Anchor (KNY001) or land opposite school (KNY002) if a larger site is required.
Statutory bodies responses to date	n/a

Site Assessment Summary

Conclusion

Potential windfall site	n/a
Realistic site	No – potential access and flooding constraints, better alternative sites available.

Recommendation

Preferred option	No
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Kinnerley: Submission

Site Ref: KNY008	Site Name: Land at rear of Jubilee Cottage
Size (ha)	1.26
Indicative capacity	38
General location	E of village centre
Brownfield or Greenfield	greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	??
Adjoining land uses and boundary features	Residential (N, W & S), promoted land (E)
Local highway capacity/ constraints	Highway access acceptable, frontage site Cycle access acceptable
Other critical infrastructure constraints¹	n/a
Inherent landscape character²	No site specific assessment, but low general sensitivity
Planning history or designations	Within development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Site is part of main part of village, and is within the current development boundary – potential windfall?
Other relevant information	No supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site on edge of historic settlement core - archaeological assessment and evaluation necessary prior to submission of an application
Biodiversity	Survey for Bats, reptiles; Environmental Network enhancement potential
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT
Environmental Health	n/a
Drainage: Watercourse flooding	Watercourse within 50m, but the site is not within Flood Zones 2 or 3

Kinnerley: Submission

Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (between 50% and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside	n/a
Environment Agency	n/a

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development further extension to Coley Anchor (KNY001) or land opposite school (KNY002) if a larger site is required.
Statutory bodies responses to date	n/a

Site Assessment Summary

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No
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Kinnerley: Submission

Site Ref: KNY010	Site Name: Land at Eddowes Cottage
Size (ha)	1.21
Indicative capacity	36
General location	NW of village centre, adjacent to Eddowes Cottage
Brownfield or Greenfield	greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	??
Adjoining land uses and boundary features	Residential (NW), agriculture (N, S&E)
Local highway capacity/ constraints	Highway access not currently acceptable, but may be achievable if full site was developed Cycle access acceptable
Other critical infrastructure constraints¹	n/a
Inherent landscape character²	No site specific assessment, but low general sensitivity
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted by landowner
Access to services/employment areas	Good access to village centre services
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Site is detached from main part of village
Other relevant information	No supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site on edge of historic settlement core - archaeological assessment and evaluation necessary prior to submission of an application
Biodiversity	Survey for Bats, reptiles; Within Environmental Network with enhancement potential
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	n/a
Drainage: Watercourse flooding	Watercourse on site

Kinnerley: Submission

Drainage: Surface water flooding	65.28% site in More zone for surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (up to 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside Environment Agency	n/a

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development further extension to Coley Anchor (KNY001) or land opposite school (KNY002) if a larger site is required.
Statutory bodies responses to date	n/a

Site Assessment Summary

Conclusion

Potential windfall site	n/a
Realistic site	No – detached from main part of village, high surface water flood risk

Recommendation

Preferred option	No
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Kinnerley: Submission

Site Ref: KNY011	Site Name: Land rear of Mountside
Size (ha)	7.39
Indicative capacity	222
General location	N of village centre, NE of Dovaston Rd
Brownfield or Greenfield	greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	??
Adjoining land uses and boundary features	Residential (N&W), agriculture (S&E)
Local highway capacity/ constraints	Highway access acceptable Cycle access acceptable
Other critical infrastructure constraints¹	n/a
Inherent landscape character²	No site specific assessment, but low general sensitivity
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Site is detached from main part of village, but adjoins the current development boundary to the north.
Other relevant information	No supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site on edge of historic settlement core - archaeological assessment and evaluation necessary prior to submission of an application
Biodiversity	Survey for Bats, newts, reptiles; Adjacent to Environmental Network with enhancement potential
Trees	TREES & HEDGEROWS WILL BE A MINOR (MODERATE) CONSTRAINT.
Environmental Health	n/a
Drainage: Watercourse flooding	Watercourse on site, 1% in Flood Zone 3

Kinnerley: Submission

Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (between 50% and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside	n/a
Environment Agency	long narrow site with watercourse and floodplain running alongside - suggest an Fra is undertaken for Kinnerley (given the number of allocations) to define the extent of flooding- 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.

Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development further extension to Coley Anchor (KNY001) or land opposite school (KNY002) if a larger site is required.
Statutory bodies responses to date	n/a

Site Assessment Summary

Conclusion

Potential windfall site	n/a
Realistic site	No – detached from main part of village, significantly exceeds scale of development required. Better located alternative sites available

Recommendation

Preferred option	No
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Kinnerley: Submission

Site Ref: KNY012	Site Name: Land East of Weir Brook
Size (ha)	0.43
Indicative capacity	13
General location	E of village centre and Weir Brook
Brownfield or Greenfield	greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	??
Adjoining land uses and boundary features	Residential (E), village (W), agriculture (N), woodland (S)
Local highway capacity/ constraints	Highway access acceptable Cycle access acceptable
Other critical infrastructure constraints¹	n/a
Inherent landscape character²	No site specific assessment, but low general sensitivity
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to village centre services
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Site is detached from main part of village and development boundary by the Weir Brook.
Other relevant information	No supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site on edge of historic settlement core - archaeological assessment and evaluation necessary prior to submission of an application
Biodiversity	Survey for Bats, voles, reptiles, otter; Adjacent to Environmental Network with enhancement potential
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT
Environmental Health	n/a
Drainage: Watercourse flooding	Watercourse on site, 44% in Flood Zone 3

Kinnerley: Submission

Drainage: Surface water flooding	14% of site in More Zone for surface water flooding 23% site in 30-year Deep zone for surface water flooding
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (between 50% and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ.
Countryside	n/a
Environment Agency	long narrow site with watercourse and floodplain running alongside - suggest an Fra is undertaken for Kinnerley (given the number of allocations) to define the extent of flooding- Site has big challenges and may not be able to demonstrate 'safe development' in accordance with SFRA and PPS25/emerging NPPF. If put forward more work must be undertaken prior to allocation stage.
Community consultation response	Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. Support for development further extension to Coley Anchor (KNY001) or land opposite school (KNY002) if a larger site is required.
Statutory bodies responses to date	n/a

Site Assessment Summary

Conclusion

Potential windfall site	n/a
Realistic site	No – detached from main part of village, significant flood risk issues

Recommendation

Preferred option	No
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Kinnerley: Submission

Site Ref: MBK001	Site Name: Land at Greenfields Farm
Size (ha)	0.26ha
Indicative capacity	4 (based on existing density of 15dph)
General location	The site is located to the east of the main settlement off the B4398, which is the main arterial road through the village.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Within MSA: Sand and Gravel
Current use	Grazing
Topography	Relatively Flat
Adjoining land uses and boundary features	Residential development to the west and an individual dwelling to the east, with agricultural land to the north and south. The boundaries of the site comprise hedgerow and individual trees.
Local highway capacity/ constraints	Access acceptable (subject to design & safety criteria)
Other critical infrastructure constraints¹	N/A
Inherent landscape character²	No site specific assessment, but highlighted as having low sensitivity in stage 2a
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted by landowner
Other constraints	N/A
General site related benefits	N/A
Strategic fit	Development of the site would continue the linear trend of the village to the east.
Other relevant information	N/A

Comments from internal consultees	
Heritage	No Comments
Biodiversity	<p>There are no known protected species on site. However the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts. <p>The site is within the catchment of the Environmental network and could offer enhancements opportunities.</p>
Trees	Trees and hedgerows will be a minor constraint.
Public Protection	No Comments
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding.

Kinnerley: Submission

Drainage: Surface water flooding	The site is not susceptible to surface water flooding.
Drainage: Groundwater flooding	75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Highly permeable geology and not in any SPZ
Countryside	No Comments

Community consultation response	The site was favoured as one of the preferred housing site in Maesbrook during the Kinnerley Parish Councils consultation for their Neighbourhood Plan 'Light', which has now been endorsed for development management purposes.
Statutory bodies responses to date	N/A

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (low) and flood risk. It is negative for access to the primary school, all 5 amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment highlighted that the site is within the Environmental network and could provide an enhancement opportunity. It also highlighted that the site is susceptible to groundwater flooding; however this can be mitigated through design. The site is well related to the settlement and would act as a logical extension to the existing linear pattern of growth.

Conclusion

Potential windfall site	No
Realistic site	Yes- the site would act as a logical extension of the settlement. The site is supported through Kinnerley Parish's Neighbourhood Plan 'Light'.

Recommendation

Preferred option	Yes
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Kinnerley: Submission

Site Ref: MBK002	Site Name: Land at Maesbrook
Size (ha)	1.04ha
Indicative capacity	16 (based on existing density of 15dph)
General location	The site is location to the north west of the main settlement.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Within MSA: Sand and Gravel
Current use	Grazing
Topography	Relatively flat
Adjoining land uses and boundary features	Residential development to the south and west, with agricultural land to the north and east. The boundaries of the site comprise hedgerow and individual trees.
Local highway capacity/ constraints	Access road needs to be upgraded, which will be easily achievable based on development scale
Other critical infrastructure constraints¹	N/A
Inherent landscape character²	No site specific assessment, but highlighted as having low sensitivity in stage 2a
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted by landowner
Other constraints	N/A
General site related benefits	N/A
Strategic fit	Development of the site would create a secondary linear pattern of growth to the north west.
Other relevant information	N/A

Comments from internal consultees	
Heritage	No Comments
Biodiversity	There are no known protected species on site. However the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats The site is within the catchment of the Environmental network and could offer enhancements opportunities.
Trees	Trees & hedgerows will be a minor constraint.
Public Protection	No Comments
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding. However, there has been one historic record of flooding
Drainage: Surface water flooding	Around 4% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	75% of the site is susceptible to groundwater flooding

Kinnerley: Submission

Drainage: Suitability for SUDS	Highly permeable geology and not in any SPZ
Countryside	No Comments

Community consultation response	The site was not considered to be a preferred housing site in Maesbrook during the Kinnerley Parish Councils consultation for their Neighbourhood Plan 'Light', which has now been endorsed for development management purposes.
Statutory bodies responses to date	N/A

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (low) and flood risk. It is negative for access to the primary school, all 5 amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment highlights that careful consideration of environmental issues, including impact on: the environmental network and trees and hedgerow on site will be required. It also highlights that the site is susceptible to groundwater flooding; however this can be mitigated through design. Due to the sites location, development would lead to a secondary linear pattern of growth to the north west.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No- considered that alternative sites act as a more logical extension to the existing settlement pattern. The site is also not supported through the Kinnerley Parish Neighbourhood Plan 'Light'.
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Kinnerley: Submission

Site Ref: MBK003	Site Name: Land at The Grange
Size (ha)	0.63ha
Indicative capacity	9 (based on existing density of 15dph)
General location	The site is to the north of the settlement, behind an existing residential frontage onto the B4398.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Within MSA: Sand and Gravel
Current use	Grazing
Topography	Relatively flat
Adjoining land uses and boundary features	Residential development to the south and west, with agricultural land to the north. The boundaries of the site comprise hedgerow, individual trees and fencing.
Local highway capacity/ constraints	Visibility slays at access point needs improvement, which would be easily achievable based on development scale
Other critical infrastructure constraints¹	N/A
Inherent landscape character²	No site specific assessment, but highlighted as having low sensitivity in stage 2a
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted by landowner
Other constraints	N/A
General site related benefits	N/A
Strategic fit	The site would create a backland development, which is against the current linear pattern of growth.
Other relevant information	N/A

Comments from internal consultees	
Heritage	No Comments
Biodiversity	<p>There are no known protected species on site. However the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is within the catchment of the Environmental network and could offer enhancements opportunities.</p>
Trees	No significant tree or hedgerow constraints.
Public Protection	No Comments
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding.
Drainage: Surface water flooding	Around 9% of the site is susceptible to surface water flooding.

Kinnerley: Submission

Drainage: Groundwater flooding	75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Highly permeable geology and not in any SPZ
Countryside	No Comments

Community consultation response	The site was not considered to be a preferred housing site in Maesbrook during the Kinnerley Parish Councils consultation for their Neighbourhood Plan 'Light', which has now been endorsed for development management purposes.
Statutory bodies responses to date	N/A

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (low) and flood risk. It is negative for access to the primary school, all 5 amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment highlights that the site would create a backland development, which is against the current linear pattern of growth. It also highlights that the site is susceptible to groundwater flooding, although this can be mitigated through design. Careful consideration of highway access would also be required.

Conclusion

Potential windfall site	No
Realistic site	No- Development of the site could create 'backland' development. The site is also not supported through the Kinnerley Parish Neighbourhood Plan 'Light'

Recommendation

Preferred option	No
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Kinnerley: Submission

Site Ref: MBK006	Site Name: Land adj. Grange Side Farm
Size (ha)	0.31ha
Indicative capacity	5 (based on existing density of 15dph)
General location	The site is located to the north east of the settlement, behind the main linear development which runs along the B4398.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Within MSA: Sand and Gravel
Current use	Grazing
Topography	Relatively Flat
Adjoining land uses and boundary features	Residential development to the south west, with agricultural land to the north, east, south and west. The boundaries of the site comprise hedgerow, individual trees and fencing.
Local highway capacity/ constraints	Access road could require widening.
Other critical infrastructure constraints¹	N/A
Inherent landscape character²	No site specific assessment, but highlighted as having low sensitivity in stage 2a
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted by landowner
Other constraints	N/A
General site related benefits	N/A
Strategic fit	Development would be against the existing linear pattern of growth.
Other relevant information	N/A

Comments from internal consultees	
Heritage	No Comments
Biodiversity	There are no known protected species on site. However the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles The site is within the catchment of the Environmental network and could offer enhancements opportunities.
Trees	Tress & hedgerows will be a minor constraint.
Public Protection	No Comments
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding.
Drainage: Surface water flooding	Around 23% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	75% of the site is susceptible to groundwater flooding

Kinnerley: Submission

Drainage: Suitability for SUDS	Highly permeable geology and not in any SPZ
Countryside	No Comments

Community consultation response	The site was not considered to be a preferred housing site in Maesbrook during the Kinnerley Parish Councils consultation for their Neighbourhood Plan 'Light', which has now been endorsed for development management purposes.
Statutory bodies responses to date	N/A

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (low) and flood risk. It is negative for access to the primary school, all 5 amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment highlights that careful consideration of environmental impact including impact on: the environmental network and trees and hedgerow on site will be required. It also highlights that the site is susceptible to groundwater flooding, although this can be mitigated through design. Due to the sites location, development would be against the existing linear pattern of the settlement.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No- considered that alternative sites act as a more logical extension to the existing settlement pattern. The site is also not supported through the Kinnerley Parish Neighbourhood Plan 'Light'.
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Kinnerley: Submission

Site Ref: MBK008	Site Name: Land to east of Station Road
Size (ha)	2.13ha
Indicative capacity	32 (based on existing density of 15dph)
General location	The site is located to the south of the main settlement off the B4398, which is the main arterial road through the village.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Within MSA: Sand and Gravel
Current use	Grazing
Topography	Flat
Adjoining land uses and boundary features	Residential development to the north and east, with agricultural land to the south and west. The boundaries of the site comprise hedgerow and individual trees.
Local highway capacity/ constraints	Access acceptable (subject to design & safety criteria)
Other critical infrastructure constraints¹	N/A
Inherent landscape character²	No site specific assessment, but highlighted as having low sensitivity in stage 2a
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted by landowner
Other constraints	N/A
General site related benefits	N/A
Strategic fit	
Other relevant information	N/A

Comments from internal consultees	
Heritage	No Comments
Biodiversity	<p>Brown Hare are present on the site and will need to be considered. Also the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is within the catchment of the Environmental network and could offer enhancements opportunities.</p>
Trees	No significant tree or hedgerow constraints.
Public Protection	No Comments
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding. However, there has been one report of flooding on the flood forum
Drainage: Surface water flooding	Around 5% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	75% of the site is susceptible to groundwater flooding

Kinnerley: Submission

Drainage: Suitability for SUDS	Highly permeable geology and not in any SPZ
Countryside	No Comments

Community consultation response	The site was not considered to be a preferred housing site in Maesbrook during the Kinnerley Parish Councils consultation for their Neighbourhood Plan 'Light', which has now been endorsed for development management purposes.
Statutory bodies responses to date	N/A

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (low) and flood risk. It is negative for access to the primary school, all 5 amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment highlights that careful consideration of the impact on the environmental network and population of Brown Hares on the site will be required. It also highlights that the site is susceptible to groundwater flooding; however this can be mitigated through design. Development of the frontage of the site adjacent to existing development may be appropriate, however development of the entire site would be of an inappropriate scale and due to the open nature of the land to the south could have an impact on the landscape.

Conclusion

Potential windfall site	No
Realistic site	Yes- part of the site could be appropriate, providing consideration was given to environmental impacts.

Recommendation

Preferred option	No- considered that alternative sites act as a more logical extension to the existing settlement pattern. The site is also not supported through the Kinnerley Parish Neighbourhood Plan 'Light'.
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Kinnerley: Submission

Site Ref: MBK009	Site Name: Land adj. to The Smithy
Size (ha)	0.79ha
Indicative capacity	12 (based on existing density of 15dph)
General location	The site is located to the east of the main settlement off the B4398, which is the main arterial road through the village.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Within MSA: Sand and Gravel
Current use	Grazing
Topography	Relatively Flat
Adjoining land uses and boundary features	Residential development to the east, with agricultural land to the north, south and west. The boundaries of the site comprise hedgerow, individual trees and fencing.
Local highway capacity/ constraints	Access acceptable (subject to design & safety criteria)
Other critical infrastructure constraints¹	N/A
Inherent landscape character²	No site specific assessment, but highlighted as having low sensitivity in stage 2a
Planning history or designations	Outside development boundary
Land ownership, land agreements and delivery statements	Promoted by landowner
Other constraints	N/A
General site related benefits	N/A
Strategic fit	Development would be in keeping with the linear trend, if it was limited to the northern part of the site. The site will also help in connecting the existing residential development to the east of the site to the main settlement.
Other relevant information	N/A

Comments from internal consultees	
Heritage	No Comments
Biodiversity	<p>The following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles ▪ Detailed Botanical Survey. <p>The site is within the catchment of the Environmental network and could offer enhancements opportunities.</p>
Trees	Trees and hedgerows will be a minor constraint.
Public Protection	No Comments
Drainage: Watercourse flooding	The site is not at risk from watercourse flooding. However, there has been one report of flooding on the flood forum

Kinnerley: Submission

Drainage: Surface water flooding	Around 2% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Highly permeable geology and not in any SPZ
Countryside	No Comments

Community consultation response	The site was favoured as one of the preferred housing site in Maesbrook during the Kinnerley Parish Councils consultation for their Neighbourhood Plan 'Light', which has now been endorsed for development management purposes.
Statutory bodies responses to date	N/A

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (low) and flood risk. It is negative for access to the primary school, all 5 amenities and facilities and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The Stage 2b assessment highlighted that the site is within the Environmental network and could provide an enhancement opportunity. It also highlighted that the site is susceptible to groundwater flooding; however this can be mitigated through design. The site is well related to the settlement and would act as a logical extension to the existing linear pattern of growth.

Conclusion

Potential windfall site	No
Realistic site	Yes- a smaller allocation, of the road frontage land, would act as a logical extension of the linear settlement. The site is supported through Kinnerley Parish's Neighbourhood Plan 'Light'.

Recommendation

Preferred option	Yes
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Kinnerley: Submission

Notes for Stage 2b assessment:

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.