

Knockin: Submission

Summary Sheet: Stage 1 Assessment

Settlement: Knockin

Site Ref	Site Name	Stage 2	Comments
KK001	Land north of Lower House	Yes	Part within / adjoining current development boundary
KK002	Land off Kinnerley Rd	Yes	
KK003	Land adj. The Old Forge House	Yes	SAM (Knockin Castle) to north of site. Weir Brook flows through centre of site (part of site within FZ3)
KK004	Land east of The Old Rectory	Yes	Site adjoins The Rectory, which currently provides the eastern built limit to the settlement. The land is separated from the current development boundary by Knockin Castle SAM and The Rectory. Western third of site falls within FZ3.
KK005	Land between Paveaways and Knockin Hall Farm	No	Site is located in a detached location away from the main part of the village. It has no relationship with the current development boundary.
KK006	Land east of Church View, Church Lane	Yes	Weir Brook runs along western boundary. Western edge of site fall within FZ3
KK007	Land at the Crest	No	Too small. Site is located in a detached location away from the main part of the village. It has no relationship with the current development boundary.
KK008	Land to rear of Assembly Rooms	No	SHLAA identified site - not promoted
KK009	The Old Post Office	Yes	Part within / adjoining current development boundary

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Stage 1 Site Assessment: *Knockin*

Site ref: KK001		Site Name: Land north of Lower House	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Part within / adjoining 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

Note¹: Currently promoted is defined as information submitted through any one of the following mechanisms:

- i) Predecessor local authority Local Plan review or Local Development Preparation
- ii) SAMDev Issues and Options responses
- iii) SHLAA call for sites
- iv) The Employment Land Review

Recommendation: *Progress to Stage 2 assessment*

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Stage 1 Site Assessment: *Knockin*

Site ref: KK002		Site Name: Land off Kinnerley Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	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: *Knockin*

Site ref: KK003		Site Name: Land adj. The Old Forge House	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
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	SAM (Knockin Castle) to north of site
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 flows through centre of site (part of site 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: *Knockin*

Site ref: KK004		Site Name: Land east of The Old Rectory	
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 adjoins The Rectory, which currently provides the eastern built limit to the settlement. The land is separated from the current development boundary by Knockin Castle SAM and The Rectory.
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	The western third of the 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: *Knockin*

Site ref: KK005		Site Name: Land between Paveaways and Knockin Hall Farm	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.21ha
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	Site is located in a detached location away from the main part of the village. It has no relationship with 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	
9	Site not currently promoted ¹	N	Site is promoted

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

Knockin: Submission

Stage 1 Site Assessment: *Knockin*

Site ref: KK006		Site Name: Land east of Church View, Church 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	Site 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 western boundary. Western edge of site fall within FZ3
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Progress to Stage 2 assessment.*

Knockin: Submission

Stage 1 Site Assessment: *Knockin*

Site ref: KK007		Site Name: Land at the Crest	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.18ha
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	Site is located in a detached location away from the main part of the village. It has no relationship with 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	
9	Site not currently promoted ¹	N	Site is promoted

Recommendation: *Do not progress to Stage 2 assessment.- too small and poorly related to existing settlement*

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Stage 1 Site Assessment: *Knockin*

Site ref: KK008		Site Name: Land to rear of Assembly Rooms	
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	Y	SHLAA identified site - not promoted

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

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Stage 1 Site Assessment: *Knockin*

Site ref: KK009		Site Name: The Old Post Office	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Partly within 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	

Recommendation: *Progress to Stage 2 assessment.*

Knockin: Submission

Housing Sites Assessment: Stage 2a

Site ref: KK001		Site Name: Land north of Lower House		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Knockin Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	--	Part CA

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Site ref: KK001		Site Name: Land north of Lower House		
	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	-	Part CA buffer
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	

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Site Assessment: Stage 2a

Settlement: Knockin

Site ref: KK002		Site Name: Land off 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 children's play area	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	But only just!
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Knockin: Submission

Site ref: KK002		Site Name: Land off 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	-	CA buffer
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	Historic Landfill buffer
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Knockin: Submission

Site Assessment: Stage 2a

Settlement: Knockin

Site ref: KK003		Site Name: Land adj. The Old Forge House		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Knockin Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	--	CA

Knockin: Submission

Site ref: KK003		Site Name: Land adj. The Old Forge House		
	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	-	-	Part 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	

Knockin: Submission

Site ref: KK004		Site Name: Land east of The Old Rectory		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Knockin Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	--/0	--	CA

Knockin: Submission

Site ref: KK004		Site Name: Land east of The Old Rectory		
	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	-	-	NW 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	-	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	

Knockin: Submission

Assessment: Stage 2a

Settlement: Knockin

Site ref: KK006		Site Name: Land east of Church View, Church Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Knockin Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

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Site ref: KK006		Site Name: Land east of Church View, Church 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	-	CA buffer
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 in Zone 3, north in Zone 2
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	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	

Knockin: Submission

Assessment: Stage 2a

Settlement: Knockin

Site ref: KK009		Site Name: The Old Post Office		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	+	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Knockin Castle
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	--	CA

Knockin: Submission

Site ref: KK009		Site Name: The Old Post Office		
	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	NA	
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	

Knockin: Submission

Notes

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

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

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

Knockin: Submission

Housing Sites Assessment: Stage 2b

Site Ref: KK001	Site Name: Land north of Lower House
Size (ha)	1.8
Indicative capacity	Up to 34
General location	In village centre, north of B4396, west of Church Lane
Brownfield or Greenfield	Part brownfield (Farm)
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Sand & gravel superficial
Current use	Grazing
Topography	Undulating, rising slightly to the North-West
Adjoining land uses and boundary features	Residential (S, E&W), agriculture (N)
Local highway capacity/ constraints	Highway access acceptable Cycle access acceptable
Other critical infrastructure constraints¹	n/a
Inherent landscape character²	<p>Site OWKK2-122: Landscape sensitivity medium</p> <p>This site consists of three small to medium pasture fields on the northern edge of Knockin. They are gently undulating, slightly terraced along the site's southern boundary, within a wider landform that rises to a ridge two fields away to the north, blocking further views in that direction. Former common land, they now have somewhat the character of playing fields or informal public open space, perhaps due to the three PROWs which cross the site. The site is overlooked along its southern boundary by housing, all of which lies within the settlement's Conservation Area.</p> <p>Housing capacity medium/low</p> <p>This site has medium-low capacity for housing development but, as it is the only site in Knockin that has any capacity, it must be given further consideration. It lies outside the settlement envelope and contains three PROWs. It abuts a Conservation Area along its entire southern boundary, and includes part of the Conservation Area at its south western end. There is poor access to the site. These factors all suggest that capacity is low rather than medium-low.</p>
Planning history or designations	Part 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	2 PROW's cross the site and will restrict developable area
General site related benefits	n/a
Transport and Highways related	n/a

Knockin: Submission

Site Ref: KK001	Site Name: Land north of Lower House
benefits	
Strategic fit	Well related to the current extent of the village, development in this area of the village will follow the precedent which is set to some extent by adjacent development off Church Lane and St Mary's Close
Other relevant information	Supporting information including landscape capacity assessment, ecological and protected species survey and desk based archaeological appraisal provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM and In a Conservation Area Need consider impact on setting and curtilage of listed building and character and setting of the Conservation Area. Part of site located within historic settlement core - archaeological assessment and possibly evaluation necessary prior to submission of an application.
Biodiversity	Survey for Bats, newts, reptiles; Environmental Network: potential for enhancement
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 (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 suitable for infiltration SUDS, but some consideration will need to be given to groundwater protection.
Countryside	n/a
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	No clear directions for growth identified; Some concern about potential adverse impacts on the historic centre of the village. Subsequent consultation indicated that a large majority of respondents support the inclusion of this site as it is the most central location and near to the services. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	English Heritage: direct impacts on Knockin Conservation Area

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair.

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More detailed assessment in Stage 2b assessment highlights the need for careful consideration of potential impacts on the setting of the historic core of Knockin, together with groundwater flood risk and the presence of public rights of way crossing the site as key development constraints.

This site occupies a central position within the village and, at a density which is sensitive to the local context and with appropriate design of the sensitive road frontage, could provide a suitable small scale extension to the village. The site rises to the NW and development should therefore be restricted to the southern part of the site to limit the visual and land scape impacts of development

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">• Site investigations required to address groundwater flooding and potential SUDS design;• Requires archaeological assessment and evaluation necessary prior to submission of an application;• Ecological survey for EU protected species;• Environmental Network enhancement opportunity;

Knockin: Submission

Site Ref: KK002	Site Name: Land off Kinnerley Rd
Size (ha)	3.11
Indicative capacity	93
General location	South-west of village centre, east of Kinnerley Road and adjacent to medical centre
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Sand & gravel superficial
Current use	Grazing
Topography	Flat
Adjoining land uses and boundary features	Residential (N), agriculture (S, E&W)
Local highway capacity/ constraints	Highway access acceptable Cycle access acceptable
Other critical infrastructure constraints¹	n/a
Inherent landscape character²	<p>Site OWKK1-125: Landscape sensitivity medium</p> <p>This site consists of a single medium-large pastoral field on fairly low-lying and flat land. It lies on the south western edge of Knockin, abutting the settlement envelope and close to the southern edge of the Conservation Area, which includes one of the houses adjacent to the site's northern boundary. The site is clearly part of the wider pastoral landscape of medium large fields edged with treed hedgerows and with many trees along watercourses. A local landmark is the large radio telescope in a field to the south west of this site. There is a PROW across the site from the settlement edge, one of several in this area; the settlement's cricket ground lies across Kinnerley Road to the west.</p> <p>Housing capacity medium/low</p> <p>This site has medium-low capacity for housing development by reason of its location outside the settlement envelope, adjacent to the Conservation Area and within the wider farmed landscape, of which it is clearly part. It is clearly visible locally, where there are many PROWs, and any development here would be an extension into the wider landscape.</p>
Planning history or designations	Small part 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	A PROW crosses the site and may restrict developable area
General site related benefits	n/a
Transport and Highways related benefits	n/a

Knockin: Submission

Site Ref: KK002	Site Name: Land off Kinnerley Rd
Strategic fit	At the margins of the current built form of the village. Development in this location would represent a significant extension to the south-west and would have a significant visual impact on the approach to the village from Kinnerley.
Other relevant information	Supporting information including landscape capacity assessment, ecological and protected species survey and desk based archaeological appraisal provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM and 300m of a Conservation Area Need to consider impact on setting of the Conservation Area. S corner of site is close to a cropmark Iron Age/ Roman farmstead enclosure - archaeological assessment and possibly evaluation necessary prior to submission of an application.
Biodiversity	Survey for Bats, newts, reptiles; Environmental Network: potential for enhancement
Trees	Trees & hedgerows will be a minor (moderate) 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 (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 suitable for infiltration SUDS, but some consideration will need to be given to groundwater protection
Countryside	n/a
Environment Agency	n/a

Community consultation response	No clear directions for growth identified; Some concern about potential adverse impacts on the historic centre of the village. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	English Heritage: direct impacts on Knockin Conservation Area

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area and potential loss of high quality agricultural land. The site is within the buffer zone of an historic landfill site. The site scores positively for access to a bus route, some types of open space and for low flood risk. Overall sustainability of the site is judged to be fair.

More detailed assessment in Stage 2b assessment highlights the need for careful consideration of potential impacts on the setting of the historic core of Knockin and on-site archaeology, together with groundwater flood risk and the presence of a public right of way crossing the site as key development constraints.

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Whilst deliverable, this site is visually prominent and would have an adverse visual impact on the approach to the village from the south-west. It is not as well related to the existing built form of the village as other sites.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

Knockin: Submission

Site Ref: KK003	Site Name: Land adj. The Old Forge House
Size (ha)	1.04
Indicative capacity	31
General location	Within Conservation Area, east of village centre, south of B4396 and south of Church / Knockin Castle SAM
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Part MSA: Sand & gravel superficial
Current use	agriculture
Topography	Flat
Adjoining land uses and boundary features	Residential (NE), sewage treatment works (S), agriculture (S&W)
Local highway capacity/ constraints	Highway access acceptable Cycle access acceptable
Other critical infrastructure constraints¹	n/a
Inherent landscape character²	<p>Site OWKK3-124: Landscape sensitivity high</p> <p>This site consists of a stream running through a small-medium pasture field on the southern edge of Knockin. It is bound to the north by the B4396, which separates it from the SAM of Knockin Castle, now a tree-crowned knoll, with the parish church alongside. On one part of the northern edge there are curved stone walls and sluice detailing around the stream; on another there is a Victorian 'viewing shelter' for enjoying the view from the castle across this site, and within the stone-enclosed area there is a bench overlooking the watercourse. The site lies adjacent to the core of the settlement and is included within its Conservation Area and as such is very sensitive.</p> <p>Housing capacity low</p> <p>This site has no capacity for housing development by reason of its inclusion within a Conservation Area, its proximity to a SAM and a Listed building (parish church), its function as a wetland corridor and its part inclusion within the 100-year floodplain. The site boundaries do not follow existing visual boundaries and are not defined or defensible.</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

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Strategic fit	Well related to village
Other relevant information	Limited supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM and In a Conservation Area Need to consider impact on setting of SAM and character of the Conservation Area. Site located within historic settlement core - archaeological assessment and possibly 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, newts, voles, reptiles; Within 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 be 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. 18% of the site is in Flood Zone 3a.
Drainage: Surface water flooding	n/a
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 suitable for infiltration SUDS, but some consideration will need to be given to groundwater protection.
Countryside	n/a
Environment Agency	fz map needs refining 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.

Community consultation response	No clear directions for growth identified; Some concern about potential adverse impacts on the historic centre of the village. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	English Heritage: direct impacts on Knockin Conservation Area

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area, high flood risk and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space. Whilst the site is well related to the village, overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b upgrades landscape sensitivity to high and indicates that the site is considered to have only low capacity for housing. Potential impacts on the Conservation Area

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and protected species, together with groundwater flood risk are also identified. The site includes the current access to the sewage treatment works.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No– Impact on CA and setting of SAM, flood risk issues constrain developable area, access to sewage treatment works passes through site
If Yes, Key Development Issues from Assessment	n/a

Knockin: Submission

Site Ref: KK004	Site Name: Land east of The Old Rectory
Size (ha)	0.59
Indicative capacity	17 (promoter)
General location	Within Conservation Area, east of village centre and Weir Brook, north of B4396
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Small part MSA: Sand & gravel superficial
Current use	agriculture
Topography	Flat
Adjoining land uses and boundary features	Weir Brook (W), agriculture (N, S&E)
Local highway capacity/ constraints	Highway access acceptable Cycle access acceptable
Other critical infrastructure constraints¹	n/a
Inherent landscape character²	<p>Site OWKK4-125: Landscape sensitivity high/medium</p> <p>This site consists of a small-medium pasture field, part of a larger sequence of fields and separated from them by a drain or side stream of the Weir Brook, which forms the western boundary of the site. It lies on the eastern edge of Knockin, close to the castle and church yet part of the wider low-lying riparian pasture farmland. Beyond the vegetation along the watercourse to the west lies a single large house, with the vegetation on the castle mound clearly visible beyond. The site lies within Knockin's Conservation Area and, adjacent to its south western boundary there is a small, stonewall enclosed area around the stream, with some fine stone detailing - clearly related to the SAM and the parallel stream to the west.</p> <p>Housing capacity low</p> <p>This site has no capacity for housing development by reason of its function as a stream corridor, its location adjacent to a SAM and partly within the 100-year floodplain, its designation as part of the Conservation Area, its contribution to the wider farmed landscape, its role as a green buffer between Knockin and settlement to the east and the potential impact of housing on the house immediately to the west.</p>
Planning history or designations	Not well related to development boundary. Within Conservation Area
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	n/a

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Site Ref: KK004	Site Name: Land east of The Old Rectory
benefits	
Strategic fit	Not as well related to village as alternative sites. Site adjoins The Rectory, which currently provides the eastern built limit to the settlement. The land is separated from the current development boundary by Knockin Castle SAM and The Rectory. West third of site falls within FZ3
Other relevant information	Limited supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM and In a Conservation Area Need to consider impact on setting of SAM and Conservation Area.
Biodiversity	Bordered by brook - potential for Water Vole. Will need buffering in site design Survey for Bats, reptiles; Within Environmental Network with potential for enhancement
Trees	Trees & hedgerows will be a limiting constraint
Environmental Health	n/a
Drainage: Watercourse flooding	A watercourse runs within 50m of the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded, no flood events have been reported by members of the public to the Flood Forum. 37.5% of the site is in Flood Zone 3a.
Drainage: Surface water flooding	25.5% 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 suitable for infiltration SUDS, but some consideration will need to be given to groundwater protection.
Countryside	n/a
Environment Agency	n/a

Community consultation response	No clear directions for growth identified; Some concern about potential adverse impacts on the historic centre of the village. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	English Heritage: direct impacts on Knockin Conservation Area

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area, high flood risk and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b suggests that the site is not as well related to the village as alternatives. The land is separated from the current development boundary by Knockin Castle SAM and The Rectory. The western third of site is subject to high flood risk. Potential impacts on the

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setting of Knockin Castle, the Conservation Area and protected species, together with groundwater flood risk are also identified.

Conclusion

Potential windfall site	n/a
Realistic site	No – Adverse impact on setting of SAM and CA. Flood risk and landscape sensitivity represent significant constraints.

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

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Site Ref: KK006	Site Name: Land east of Church View, Church Lane
Size (ha)	0.78
Indicative capacity	23 (promoter)
General location	Within Conservation Area, NE of village centre and east of Weir Brook, north of Knockin Castle
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	Flat
Adjoining land uses and boundary features	Weir Brook (W), agriculture (N, S&E)
Local highway capacity/ constraints	Highway access acceptable Cycle access acceptable
Other critical infrastructure constraints¹	n/a
Inherent landscape character²	<p>Site OWKK5-122: Landscape sensitivity high/medium</p> <p>This site consists of the south western corner of a large arable field on the northern edge of Knockin. The site has no northern or eastern boundaries; to the south there is a gappy hedge along a fence line separating the site from a short field track and the SAM of Knockin Castle beyond, both of which lie within the settlement's Conservation Area. To the west there is a strong boundary of mixed species trees along the stream which flows through the SAM and emerges in site OWKK3-124 to the south. As arable farmland this site, which is flat, is part of the wider farmed landscape which sweeps up to a ridge to the north, beyond the boundary of the larger field of which it is part. The site is accessed from Church Lane, which here provides access to the rear of several properties which one might not expect to find within a Conservation Area, save for their proximity to the SAM. The site itself is of only medium sensitivity but its proximity to the SAM raises this, however.</p> <p>Housing capacity low</p> <p>This site has no capacity for housing development due to its location outside the settlement envelope, within the open farmed landscape with no defensible or visible boundaries to north or east, bordering a Conservation Area which includes a SAM.</p>
Planning history or designations	Adjacent to development boundary, but separated by Weir Brook. Adjacent to Conservation Area
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	n/a

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Site Ref: KK006	Site Name: Land east of Church View, Church Lane
benefits	
Transport and Highways related benefits	n/a
Strategic fit	Not well related to existing built form of village. Creation of access could exacerbate flood risk.
Other relevant information	Limited supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a SAM and In a Conservation Area Need to consider impact on setting of SAM and Conservation Area.
Biodiversity	Bordered by brook - potential for Water Vole. Will need buffering in site design Survey for Bats, voles, reptiles; Within 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 within the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be need to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded, no flood events have been reported by members of the public to the Flood Forum. 19% of the site is in Flood Zone 3a. 41% is in Zone 2.
Drainage: Surface water flooding	6.3% 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 suitable for infiltration SUDS, but some consideration will need to be given to groundwater protection.
Countryside	n/a
Environment Agency	n/a

Community consultation response	No clear directions for growth identified; Some concern about potential adverse impacts on the historic centre of the village. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	English Heritage: direct impacts on Knockin Conservation Area

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area, high flood risk and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b upgrades landscape sensitivity to high/medium and indicates that the site is considered to have only low capacity for housing. A significant proportion of the site is

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subject to high or medium flood risk and the creation of access could exacerbate this risk. Potential impacts on the setting of Knockin Castle, the Conservation Area and protected species, together with groundwater flood risk are also identified.

Conclusion

Potential windfall site	n/a
Realistic site	No – Not well related village. Impact on setting of SAM and on Conservation Area. Flood risk and landscape sensitivity represent significant constraints.

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

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Site Ref: KK009	Site Name: The Old Post Office
Size (ha)	0.21
Indicative capacity	6
General location	Within Conservation Area, close to village centre and south of B4396
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	Flat
Adjoining land uses and boundary features	Residential (N, E & W), pond, agriculture (S)
Local highway capacity/ constraints	Highway access acceptable Cycle access acceptable
Other critical infrastructure constraints¹	n/a
Inherent landscape character²	No site specific assessment, moderate general sensitivity
Planning history or designations	Part within development boundary. Within Conservation Area
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	Within existing built form of village, but development behind the street frontage in this location could impact adversely on the Conservation area and setting of the historic core of the village.
Other relevant information	No supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within Conservation area - need consider impact on its character. Site located within historic settlement core - archaeological assessment and possibly evaluation necessary prior to submission of an application.
Biodiversity	Survey for Bats, newts, reptiles;
Trees	Conservation Area: existing trees within site could be a significant constraint
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage:	n/a

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Comments from internal consultees, plus Environment Agency site specific comments	
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 suitable for infiltration SUDS, but some consideration will need to be given to groundwater protection.
Countryside	n/a
Environment Agency	n/a

Community consultation response	No clear directions for growth identified; Some concern about potential adverse impacts on the historic centre of the village. Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	English Heritage: concerned about direct impacts on Knockin Conservation Area

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools, some types of open space, potential impacts on Knockin Castle and the Conservation Area and potential loss of high quality agricultural land. The site scores positively for access to a bus route, some types of open space and for low flood risk. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b highlights potential impacts on the Conservation Area, archaeology and trees, together with groundwater flood risk as key development constraints.

Conclusion

Potential windfall site	Yes
Realistic site	Yes

Recommendation

Preferred option	No – Whilst the site is well related to the village centre, development behind the current street frontage will require very careful consideration of density and design if unacceptable adverse impacts on the historic core of the village and the Conservation Area are to be avoided.
If Yes, Key Development Issues from Assessment	n/a

Notes

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

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