

Shifnal: Submission**Stage 1 Assessment****Summary Sheet****Stage 1 Assessment****Settlement: Shifnal**

Site Ref	Site Name	Stage 2	Comments
SHI001	St Peters Youth Club	Yes	
SHI002	Land off Wolverhampton Rd	Yes	
SHI003	Land at Wolverhampton Rd	No	Planning application
SHI004	Aston Street	Yes	Potential employment site
SHI005	Haughton Rd	Yes	
SHI006	North East of A464	Yes	
SHI007	Land off Church Street	No	Too small
SHI008	Curriers Lane	No	Too small and already developed
SHI009	Shrewsbury Rd	No	Too small and already developed
SHI010	Shifnal War Memorial Club	No	Not promoted
SHI011	Former Magistrates Court and Fire Station	No	Too small
SHI012	Jaspers Shrewsbury Rd	No	Too small
SHI013	Rear of 43 Broadway	No	Not promoted
SHI014	Rear of 27 Broadway	No	Too small
SHI015	Land at Shifnal	No	Greenbelt
SHI016	Shifnal WM Club and land 77 Aston Rd	No	Too small
SHI017/A	Land East of Admirals Way	Yes	
SHI018	Land North of Meadow Drive	Yes	
SHI027	Yew Tree Court	No	Already developed
SHI028/09	Land SE of Shifnal	Yes	Potential employment site
SHI029/09	Land at Aston Hall	No	Greenbelt
SHI031	Land at Lamledge Lane	Yes	Potential employment site only
ELR022	Land north of Park Street (A464)	Yes	Potential employment site only

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Stage 1 Site Assessment: *Shifnal*

Site ref: SHI001		Site Name: St Peters Youth Club	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

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Stage 1 Site Assessment: *Shifnal*

Site ref: SHI002		Site Name: Land off Wolverhampton 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	Small part adj. to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹		Site promoted

Recommendation: Site progressed to Stage 2 assessment

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Stage 1 Site Assessment: *Shifnal*

Site ref: SHI003 (safeguarded land) part of 006		Site Name: Land at Wolverhampton 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	Y	Site allocated in redeposit plan November 2004 for up to 400 dwellings. Development has commenced.
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		Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as development has commenced

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Stage 1 Site Assessment: *Shifnal*

Site ref: SHI004 (safeguarded land)		Site Name: Aston Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Possible employment site (Spring Hill Trading Estate)
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 adj. and small part inside dev.
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		Site promoted

Recommendation: Site progressed to Stage 2 assessment

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Stage 1 Site Assessment: *Shifnal*

Site ref: SHI005 (safeguarded land)		Site Name: Haughton 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	Very close to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹		Site promoted

Recommendation: Site progressed to Stage 2 assessment

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Stage 1 Site Assessment: *Shifnal*

Site ref: SHI006 (safeguarded land) inc. 003		Site Name: North East of A464	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	includes SHI003 which has application in this has an allocation
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	Adj. development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Shifnal: Submission

Stage 1 Site Assessment: *Shifnal*

Site ref: SHI007		Site Name: Land off Church Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site area reduced below threshold when houses built. Now too small
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Seven houses built on site in 2008
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	Y	Part not developed in FZ3
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment *as too small and in flood zone 3*

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Stage 1 Site Assessment: *Shifnal*

Site ref: SHI008		Site Name: Curriers Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small – 0.08 ha
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Construction of single storey dwelling by 2011
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

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

Shifnal: Submission

Stage 1 Site Assessment: *Shifnal*

Site ref: SHI009		Site Name: Shrewsbury 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	Y	Planning permission for 10 apartments and 9 dwellings
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	Y	Part of site in Flood Zone 3, remainder developable
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment as already developed

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Stage 1 Site Assessment: *Shifnal*

Site ref: SHI010		Site Name: Shifnal War Memorial Club	
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	UHCS War Memorial Club on this site
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: Site **not** progressed to Stage 2 assessment as not promoted

Shifnal: Submission

Stage 1 Site Assessment: *Shifnal*

Site ref: SHI011		Site Name: Former Magistrates Court and Fire Station	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small - 0.08ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

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

Shifnal: Submission

Stage 1 Site Assessment: *Shifnal*

Site ref: SHI012		Site Name: Jaspers Shrewsbury Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small – 0.1ha
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	Part in Flood zone 3, but remainder considered developable
9	Site not currently promoted ¹	N	Site promoted

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

Shifnal: Submission

Stage 1 Site Assessment: *Shifnal*

Site ref: SHI013		Site Name: Rear of 43 Broadway	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: Site progressed to Stage 2 assessment as not promoted

Shifnal: Submission

Stage 1 Site Assessment: *Shifnal*

Site ref: SHI014		Site Name: Rear of 27 Broadway	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small – 0.16ha
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	Part in Flood Zone 3 but remainder considered developable
9	Site not currently promoted ¹	N	Site promoted

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

Shifnal: Submission

Stage 1 Site Assessment: *Shifnal*

Site ref: SHI015 (greenbelt)		Site Name: Land at Shifnal	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Site in greenbelt
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary in part
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as in greenbelt

Shifnal: Submission

Stage 1 Site Assessment: *Shifnal*

Site ref: SHI016		Site Name: Shifnal WM Club and land 77 Aston Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Too small – 0.08ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

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

Shifnal: Submission

Stage 1 Site Assessment: *Shifnal*

Site ref: SHI017/A (safeguarded land)		Site Name: Land East of Admirals Way	
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	Small part of site adj. to dev boundary
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Shifnal: Submission

Stage 1 Site Assessment: *Shifnal*

Site ref: SHI018		Site Name: Land North of Meadow Drive	
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 adj. to dev boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Shifnal: Submission

Stage 1 Site Assessment: *Shifnal*

Site ref: SHI027		Site Name: Yew Tree Court	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Erection of thirty extra care flats completed in 2010
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

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

Shifnal: Submission

Stage 1 Site Assessment: *Shifnal*

Site ref: SHI028/09		Site Name: Land SE of Shifnal	
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	Potential employment site
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adj. to dev boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment

Shifnal: Submission

Stage 1 Site Assessment: *Shifnal*

Site ref: SHI029/09		Site Name: Land at Aston Hall	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Greenbelt
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	

Recommendation: Site **not** progressed to Stage 2 assessment as in greenbelt

Shifnal: Submission

Stage 1 Site Assessment: *Shifnal*

Site ref: SHI031 (safeguarded land)		Site Name: Land at Lamledge 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	Potential employment site and safeguarded land
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		

Recommendation: Site progressed to Stage 2 assessment as potential employment site

Shifnal: Submission

Note for Stage 1 assessment:

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

Shifnal: Submission

Site Assessment: Stage 2a

Settlement: Shifnal

Site ref: SHI001		Site Name: St Peters Youth Club, Bridgnorth 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	-	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	

Shifnal: Submission

Site ref: SHI001		Site Name: St Peters Youth Club, Bridgnorth Rd		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within 300m of a Conservation Area
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	-	0	
	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	

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

Shifnal: Submission

Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m
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5. Air Quality Management Areas have only been declared for Shrewsbury, Bridgnorth and Oswestry

Shifnal: Submission

Site Assessment: Stage 2a

Settlement: Shifnal

Site ref: SHI002		Site Name: Land at The Uplands south of Wolverhampton 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	

Shifnal: Submission

Site ref: SHI002		Site Name: Land at The Uplands south of Wolverhampton Rd		
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	The whole site is covered by a TPO
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	

Notes

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

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

Shifnal: Submission

Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m
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5. Air Quality Management Areas have only been declared for Shrewsbury, Bridgnorth and Oswestry

Shifnal: Submission

Site Assessment: Stage 2a

Settlement: Shifnal

Site ref: SHI004		Site Name: Aston Street		
	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:			Site within 480m of an amenity green space and a children's play area
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	+	
	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	

Shifnal: Submission

Site ref: SHI004		Site Name: Aston Street		
	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	-	Western portion of site is within 300m of a Conservation Area
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	-	Approx. 70% of the site is Grade 2 agricultural land, the remainder is 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	+	Spring Hill Industrial Estate is part of site

Notes

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

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

Shifnal: Submission

Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m
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5. Air Quality Management Areas have only been declared for Shrewsbury, Bridgnorth and Oswestry

Shifnal: Submission

Site Assessment: Stage 2a

Settlement: Shifnal

Site ref: SHI005		Site Name: Haughton 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:			Over half of the site is within 480m of both an amenity green-space and a children's play area
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	+	
	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	

Shifnal: Submission

Site ref: SHI005		Site Name: Haughton Rd		
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	-	Site within 300m of a Conservation Area
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 2
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

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

Shifnal: Submission

Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m
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5. Air Quality Management Areas have only been declared for Shrewsbury, Bridgnorth and Oswestry

Shifnal: Submission

Site Assessment: Stage 2a

Settlement: Shifnal

Site ref: SHI006 linked to SHI003		Site Name: NE of A464		
	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:			Less than half the site is within 480m of both an amenity green-space and a children's play area
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	+	
	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	

Shifnal: Submission

Site ref: SHI006 linked to SHI003		Site Name: NE of A464		
	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	-	Site within 300m of a Conservation Area
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	10 individual and one group TPO
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	+	Tiny amount Unknown filled ground

Notes

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

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

Shifnal: Submission

Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m
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5. Air Quality Management Areas have only been declared for Shrewsbury, Bridgnorth and Oswestry

Shifnal: Submission

Site Assessment: Stage 2a

Settlement: Shifnal

Site ref: SHI017/A		Site Name: Land East of Admirals Way / west of Coppice Green 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	-/+	+	Over 50% in buffer zone
2	Primary school within 480m of site boundary	-/+	-	But site adj. to Idsall School
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	-	+	A small section of site has a high landscape sensitivity
	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	

Shifnal: Submission

Site ref: SHI017/A		Site Name: Land East of Admirals Way / west of Coppice Green Lane		
	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	-	Site within 500m of Ancient Woodland
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 2
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

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

Shifnal: Submission

Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m
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5. Air Quality Management Areas have only been declared for Shrewsbury, Bridgnorth and Oswestry

Shifnal: Submission

Site Assessment: Stage 2a

Settlement: Shifnal

Site ref: SHI018		Site Name: Land north of Meadow Drive		
	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:			Small part of site within 480m of a young people's recreational facility
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a 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	

Shifnal: Submission

Site ref: SHI018		Site Name: Land north of Meadow Drive		
	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	-	Western side of site has group TPO but note that digitalisation issue may take these out of site. Site needs redrawing or checking.
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 2
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m
Ramsar site	1 km	Wildlife Site	250 m

Shifnal: Submission

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

Shifnal: Submission

Site Assessment: Stage 2a

Settlement: Shifnal

Site ref: SHI028/09		Site Name: land south east of Shifnal		
	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	

Shifnal: Submission

Site ref: SHI028/09		Site Name: land south east of Shifnal		
	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	

Notes

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

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

Shifnal: Submission

Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m
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5. Air Quality Management Areas have only been declared for Shrewsbury, Bridgnorth and Oswestry

Shifnal: Submission

Site Assessment: Stage 2a

Settlement: Shifnal

Site ref: SHI031		Site Name: Land at Lamledge 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	

Shifnal: Submission

Site ref: SHI031		Site Name: Land at Lamledge Lane		
	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 2 an about 10% grade 3
12a	Site wholly or partly on a current or previous landfill site	- /0	0	Site within 250m of an existing waste management operation
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	+	Road haulage and old factory unknown use

Notes

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

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

Shifnal: Submission

Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m
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5. Air Quality Management Areas have only been declared for Shrewsbury, Bridgnorth and Oswestry

Shifnal: Submission

Site Ref: SHI001	Site Name: St Peters Youth Club, Bridgnorth Rd
Size (ha)	0.41
Indicative capacity	12
General location	SW of town centre, N of Innage Lane (A4169)
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Sand & gravel superficial
Current use	Youth Club
Topography	level
Adjoining land uses and boundary features	Residential (N&E), agriculture (S&W)
Local highway capacity/ constraints	Highway access acceptable Cycle access not currently acceptable, may be achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works • Upgrade sewerage network • Shifnal primary electricity substation reinforcement • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings) • Significant deficiency of POS
Inherent landscape character²	No site specific assessment, adjacent land 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 town centre services
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Natural infill plot.
Other relevant information	No supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments

Shifnal: Submission

Heritage	Site within 300m of a Conservation Area
Biodiversity	Survey for Bats, reptiles; Environmental Network enhancement potential
Trees	Limited tree constraints
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
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 unlikely to be concerns over groundwater pollution.
Countryside	
Environment Agency	n/a

Community consultation response	Support for development in a range of directions: <ul style="list-style-type: none"> • North between Haughton Rd and the motorway; • South-East, as an extension to current development area; • East towards Lamledge Lane; Concerns about elongation of built form N-S and about environmental impact of motorway on housing.
Statutory bodies responses to date	English Heritage: conservation area setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to primary schools and some types of open space, together with potential impact on the Conservation Area and agricultural land quality. The site scores positively for access to a bus route and some types of Open Space. The site is within the current Development Boundary. Overall sustainability of the site is therefore judged to be fair.

More detailed assessment in Stage 2b assessment also highlights the need for further assessment groundwater flood risk and impacts on biodiversity.

Conclusion

Potential windfall site	Yes – subject to detailed assessment and replacement provision, the site provides potential for modest brownfield infill development within the existing Development Boundary.
Realistic site	Yes

Recommendation

Preferred option	No
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Shifnal: Submission

Site Ref: SHI002	Site Name: Land at The Uplands, south of Wolverhampton Rd
Size (ha)	7.62
Indicative capacity	200
General location	S of town, N of Innage Lane (A4169)
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	Level
Adjoining land uses and boundary features	Residential (N&W), agriculture (S&E)
Local highway capacity/ constraints	Highway access acceptable Cycle access not currently acceptable, may be achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works • Upgrade sewerage network • Shifnal primary electricity substation reinforcement • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites – retail or employment or large residential developments (50+ dwellings) • Significant deficiency of POS
Inherent landscape character²	<p>Site BNSn5 – 129: Landscape sensitivity high/medium</p> <p>The area is a meadow/pasture lying on a gently sloping valley side apparently as part of the listed Uplands curtilage and its setting. It is bounded by strong tree cover to the north east and north and by hedgerow trees to the south east. 20c ribbon development lies to the west and the A494 in its southern approaches to the town lies to the north east. The area is separated from the apparent start of the settlement proper by the school grounds and large garden to the north. There is a field pond on the south eastern boundary. Glimpse views are possible into the area from the A494 through trees and hedges and it provides an attractive semi-rural introduction to the settlement.</p> <p>Housing capacity medium/low</p> <p>The area has little capacity for housing as the area forms part of the attractive semi-rural approach to the town separated from the town proper on the A494 by school grounds and a large garden. Any development would make an apparent leap southwards. It also forms part of the setting for the listed Uplands.</p> <p>Site BNSn5 – 130: Landscape sensitivity medium</p> <p>The area consists of several small pasture fields located on a gentle valley side adjacent to the last two/three houses in the settlement which form the end of ribbon development. The area is of rural character and is well enclosed by these houses and by hedge boundaries with mature trees. The</p>

Shifnal: Submission

	<p>location is remote from the start of the settlement proper and separated from it by other fields, school grounds and a large garden.</p> <p>Housing capacity medium/low</p> <p>The area has little or no capacity for housing as it is of rural character and is remote from the start of the settlement proper.</p>
Planning history or designations	Outside development boundary. Safeguarded land within Green Belt
Land ownership, land agreements and delivery statements	Promoted on behalf of landowners
Access to services/employment areas	Good access to adjacent Primary School. Town centre services are accessible, but are more distant than some alternative sites
Other constraints	n/a
General site related benefits	<ul style="list-style-type: none"> • Potential conversion of the Uplands to provide accommodation for the elderly; • Potential expansion space for St Andrews Primary School; • Mature parkland setting could provide additional POS; • Potential to create footpath / cycle link between A464 and Park Lane
Transport and Highways related benefits	n/a
Strategic fit	Further extension of the town to the south. Development of the site was viewed favourably by the Inspector during the Bridgnorth Local Plan Inquiry in 2006.
Other relevant information	No supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	<p>Protected species known to be present within the site - extensive habitat mitigation and EPSL would be necessary. Not favoured if alternatives are available.</p> <p>Survey for Bats, newts, reptiles; Within Environmental Network with enhancement potential</p>
Trees	Minor tree & hedgerow constraints to boundaries
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	n/a
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and unlikely to be concerns over groundwater pollution.
Countryside	n/a
Environment Agency	n/a

Community consultation response	<p>Support for development in a range of directions:</p> <ul style="list-style-type: none"> • North between Haughton Rd and the motorway;
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Shifnal: Submission

	<ul style="list-style-type: none">• South-East, as an extension to current development area;• East towards Lamledge Lane; Concerns about elongation of built form N-S and about environmental impact of motorway on housing.
Statutory bodies responses to date	English Heritage: conservation area setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and open space, together with potential impact on the protected trees and agricultural land quality. The site scores positively for access to the Primary School, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be poor.

More detailed assessment in Stage 2b also highlights a very significant constraint in that Great Crested Newts as a protected species are known to be present within the site and therefore extensive habitat mitigation and an EU Protected Species Licence would be necessary. Development of the site is not therefore supported unless no alternatives are available. Detailed assessment of landscape sensitivity and capacity increases sensitivity from 'low' to 'high/medium'.

Conclusion

Potential windfall site	n/a
Realistic site	No – Whilst development of the site was viewed favourably by the Inspector during the Bridgnorth Local Plan Inquiry in 2006, development of the site is significantly constrained by the potential for impacts on EU protected species.

Recommendation

Preferred option	No
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Shifnal: Submission

Site Ref: SHI004 (ELR20)	Site Name: Aston Road
Size (ha)	9.9
Indicative capacity	150
General location	E of town centre, S of Aston Rd
Brownfield or Greenfield	Part Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Part MSA: Sand & gravel superficial
Current use	Part employment (Springhill Trading Estate), agriculture
Topography	Generally level, with railway embankment to S
Adjoining land uses and boundary features	Railway (S), employment (W, SE), residential (NW), agriculture/parkland (N&E)
Local highway capacity/ constraints	Highway access acceptable Cycle access not currently acceptable, may be achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works • Upgrade sewerage network • Shifnal primary electricity substation reinforcement • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites – retail or employment or large residential developments (50+ dwellings) • Significant deficiency of POS
Inherent landscape character²	<p>Site BNSn4 - 131: Landscape sensitivity medium</p> <p>The site is low-lying but visible on the edge of the settlement from housing and an approach road to the settlement on its northern boundary. It abuts parkland containing many fine mature trees, with an intact boundary wall which is a strong local feature. The site is well used by local residents, despite its neglected condition, and accessed from PROW along southern boundary. It may be of some biodiversity value and contains at least one mature tree and is partly used as informal green space.</p> <p>Housing capacity medium/low</p> <p>This area has very limited capacity for housing. Development on this site would significantly extend the settlement envelope of the settlement to the east into the wider landscape and would be visible from the adjacent approach road, as well as potentially compromising the setting of Aston Hall which provides a positive feature to the east of the town.</p> <p>Employment capacity low</p> <p>The site has no capacity for employment use due to its proximity to Aston Hall and the main eastern approach road to the settlement. Employment-scale structures on this site would be visually intrusive and would reinforce industrial nature of adjacent development, as well as blocking all views to wider landscape from settlement edge.</p>

Shifnal: Submission

Planning history or designations	Part within development boundary. Safeguarded land within Green Belt
Land ownership, land agreements and delivery statements	Promoted on behalf of landowners
Access to services/employment areas	Good access to town centre services, and railway station
Other constraints	n/a
General site related benefits	<ul style="list-style-type: none"> • With current housing development site south of railway, could help deliver a linear park to address community concerns about the local availability of recreation space and loss of wildlife habitat, together with improved linkage from the south of the town to the railway station / Idsall School; • Could provide a mixed use scheme which would deliver a central site for a health centre, housing, employment uses and POS (as above)
Transport and Highways related benefits	n/a
Strategic fit	Well related to town centre, with the potential to deliver mixed uses which will help address local community priorities.
Other relevant information	Supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area
Biodiversity	Extended survey for Bats, newts, reptiles; Within Environmental Network with enhancement potential
Trees	Limiting tree & hedgerow constraints. Mature trees & hedgerows on boundaries & internal to site. Site partly subject to area TPO & also individual TPO trees.
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	9.7% site in More zone for surface water flooding 2.73 % site in 30-year Deep zone for surface water flooding
Drainage: Groundwater flooding	Less than 25% site susceptible to groundwater flooding
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 Halcrow. This indicates that the proposed development cannot be accommodated within Flood Zone 1 due to surface water flood risk in the central and eastern parts of the site, even though the EA Flood Map does not show a fluvial risk to the site and independent Flood Risk Assessments do not identify a risk of flooding from the ditch within this site. It is recommended that the development proposals include surface water management strategies (including maintenance of the culvert to avoid potential blockages) and ensure that identified flood risk areas remain in open uses.

Community consultation	Support for development in a range of directions: <ul style="list-style-type: none"> • North between Haughton Rd and the motorway;
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Shifnal: Submission

response	<ul style="list-style-type: none"> • South-East, as an extension to current development area; • East towards Lamledge Lane; <p>Concerns about elongation of built form N-S and about environmental impact of motorway on housing.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
Statutory bodies responses to date	English Heritage: conservation area setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impact on the protected trees and agricultural land quality. The site scores positively for access to bus routes, low landscape sensitivity and flood risk. The site is partly within the Development boundary, and is Safeguarded land within Green Belt. The site is considered to relate better to town centre services and facilities, including the railway station than some alternative sites. Overall sustainability of the site is judged to be fair.

More detailed assessment of landscape sensitivity and capacity increases sensitivity from 'low' to 'medium'. The site has the potential to deliver mixed uses which will help address identified local community priorities. There is some community support for further development in this direction. Development would need to address potential constraints from the Conservation Area, protected trees, drainage and water management.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	Yes – would provide opportunity for mixed use scheme to deliver housing, employment and community infrastructure in a location close to town centre services and the railway station.
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none"> • 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 assessment of impact on Conservation Area; • Need extended survey for EU protected species; • Environmental Network enhancement opportunity;

Shifnal: Submission

Site Ref: SHI005	Site Name: Haughton Rd
Size (ha)	18
Indicative capacity	400
General location	N of town centre, between Haughton Rd and M54
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	Mostly level
Adjoining land uses and boundary features	M54 (N), residential (S&E), agriculture (NW)
Local highway capacity/ constraints	Highway access acceptable Cycle access not currently acceptable, may be achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works • Upgrade sewerage network • Shifnal primary electricity substation reinforcement • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings) • Significant deficiency of POS
Inherent landscape character²	<p>Site BNSn3 – 127: Landscape sensitivity medium/low</p> <p>Low-lying arable field between edge of settlement and motorway, unrelated to adjacent farmland or wider landscape to the north. The site acts as a foreground to the well treed motorway corridor for houses along settlement edge (possible views from first floor windows) but does not otherwise related functionally to the settlement. Does not serve to separate Shifnal and Haughton. The latter now acts as an entrance to Shifnal rather than as a separate settlement.</p> <p>Housing capacity high/medium</p> <p>The area has capacity for housing as it benefits from relatively low visibility and a limited relationship to wider landscape abutting housing development. There is an opportunity for extending housing with limited impact on settlement core or Conservation Area although the relationship with Haughton needs to be handled carefully. Motorway forms strong northern boundary, and track separates site from adjoining farmland. There is good access.</p>
Planning history or designations	Outside development boundary. Safeguarded land within Green Belt
Land ownership, land agreements and	Promoted on behalf of landowners

Shifnal: Submission

delivery statements	
Access to services/employment areas	Good access to schools and town centre services
Other constraints	n/a
General site related benefits	<ul style="list-style-type: none"> • Site for replacement doctor's surgery; • POS including formal sports pitch
Transport and Highways related benefits	n/a
Strategic fit	Well related to town centre, although further out than some alternative sites. Proximity of M54 may generate noise and air quality impacts.
Other relevant information	Supporting information provided: <ul style="list-style-type: none"> • Archaeology desk assessment; • Ecological baseline assessment • Highways baseline assessment; • Noise assessment

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area
Biodiversity	Extended survey for Bats, reptiles; Adjacent to Environmental Network with enhancement potential
Trees	Limiting tree & hedgerow constraints. Mature trees and hedgerows to site boundaries & internally. Mature trees to be considered during demolition/site preparation.
Environmental Health	Site adjacent to motorway - noise control measures will be required.
Drainage: Watercourse flooding	Water-course within 50m
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	Up to 75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and unlikely to be concerns over groundwater pollution
Countryside	n/a
Environment Agency	n/a

Community consultation response	Support for development in a range of directions: <ul style="list-style-type: none"> • North between Haughton Rd and the motorway; • South-East, as an extension to current development area; • East towards Lamledge Lane; • Concerns about elongation of built form N-S and about environmental impact of motorway on housing.
Statutory bodies responses to date	English Heritage: conservation area setting

Shifnal: Submission

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impact on the Conservation Area and agricultural land quality. The site scores positively for access to bus routes and some types of open space and for low flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.

More detailed assessment of landscape sensitivity and capacity increases sensitivity from 'moderate' to 'medium/low'. The site has the potential to deliver a site for a GP surgery and additional recreation space which will help address identified local community priorities. Proximity of M54 may generate noise and air quality impacts, although the site can be designed to meet noise guidelines. There is some community support for further development in this direction.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – whilst the proposed development could help to deliver some of the identified community infrastructure requirements, the strategic location of the site means that it is not as well related to the town centre as some alternative sites and the community infrastructure would not be provided in a location which is as favourable as the Preferred Options identified.
If Yes, Key Development Issues from Assessment	n/a

Shifnal: Submission

Site Ref: SHI006 (linked to SHI003)	Site Name: NE of A464
Size (ha)	19
Indicative capacity	200
General location	SE of town centre, between current development and railway
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	Level
Adjoining land uses and boundary features	Railway (N), residential (NW & SW), agriculture (E)
Local highway capacity/ constraints	Highway access acceptable; Cycle access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works • Upgrade sewerage network • Shifnal primary electricity substation reinforcement • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites – retail or employment or large residential developments (50+ dwellings) • Significant deficiency of POS
Inherent landscape character²	<p>Site BNSn1 - 133: Landscape sensitivity medium</p> <p>The area consists of a series of broadly rectilinear fields in arable and pastoral/meadow use with some fallow. These lie on a gentle valley side with local undulations and there are a number of ponds and ditches. The area is bounded by the railway on embankment to the north, by a housing estate to the north west, by the A494 to the south west and open countryside to the south east rising to a minor ridge. It forms a broad green rural wedge into the town. Tree cover in the copse and on field boundaries prevents clear views across the area. However, the low hedge to the south west allows views of Park House Hotel from the A494 alluding to the areas estate character. New Park Farm forms the only structures in the area surrounded by trees including out of character conifers.</p> <p>Housing capacity medium/low</p> <p>The area has limited suitability for housing in the short term as it forms part of a green wedge of rural estate land which is on the major attractive approach to the town from the south.</p>
Planning history or designations	Outside development boundary. Safeguarded land within Green Belt
Land ownership, land agreements and delivery statements	Promoted on behalf of landowners

Shifnal: Submission

Access to services/employment areas	Good access to town centre services and schools, subject to completion of link route beneath railway.
Other constraints	n/a
General site related benefits	With current housing development site, could help deliver a linear park to address community concerns about the local availability of recreation space and loss of wildlife habitat, together with improved linkage from the south of the town to the railway station / Idsall School;
Transport and Highways related benefits	n/a
Strategic fit	Well related to town centre, with the potential to deliver mixed uses which will help address local community priorities.
Other relevant information	supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area
Biodiversity	Protected species known to be present nearby Extended survey for Bats, newts, reptiles; Within Environmental Network with enhancement potential
Trees	Minor tree & hedgerow constraints to boundaries
Environmental Health	n/a
Drainage: Watercourse flooding	Water-course within 50m
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	Less than 25% of the site is susceptible to groundwater flooding
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 Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately.

Community consultation response	<p>Support for development in a range of directions:</p> <ul style="list-style-type: none"> • North between Haughton Rd and the motorway; • South-East, as an extension to current development area; • East towards Lamledge Lane; <p>Concerns about elongation of built form N-S and about environmental impact of motorway on housing.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.</p>
Statutory bodies responses to date	English Heritage: conservation area setting

Shifnal: Submission

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, together with potential impacts on the Conservation Area, protected trees and agricultural land quality. The site scores positively for access to Primary Schools, bus routes and some types of open space and for low landscape sensitivity. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.

More detailed assessment of landscape sensitivity and capacity increases sensitivity from 'low' to 'medium'. The site has the potential to deliver additional recreation space which will help address identified local community priorities and, as part of a wider planned strategic extension, would support the development of a mixed use scheme to deliver housing, employment and community infrastructure in a location close to town centre services and the railway station. There is some community support for further development in this direction.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	Yes, as part of a wider planned strategic extension delivering a mix of uses which will help address identified local community priorities;
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none">• 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 assessment of impact on Conservation Area;• Need extended survey for EU protected species;• Environmental Network enhancement opportunity;

Shifnal: Submission

Site Ref: SHI017/A	Site Name: Land East of Admirals Way / west of Coppice Green Lane
Size (ha)	10.32
Indicative capacity	300
General location	NE of town centre, between Idsall School and M54
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	Rising to NE
Adjoining land uses and boundary features	M54 (N), residential (W), Idsall School (SW) agriculture (S&E)
Local highway capacity/ constraints	Highway access not currently acceptable, but could be easily achievable based on development scale; Cycle access acceptable, but if links made through existing then access not currently acceptable, but may be achievable if full site was developed. Footpath onto coppice green lane footpath
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works • Upgrade sewerage network • Shifnal primary electricity substation reinforcement • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings) • Significant deficiency of POS
Inherent landscape character²	<p>Site BNSn2 - 128: Landscape sensitivity medium</p> <p>This arable field is clearly visible as part of the wider landscape and outside the settlement envelope particularly in views from the west. Although the motorway could be considered a reasonable theoretical settlement edge boundary, this holds only for areas at a lower level. This rising field contributes to the setting of the settlement within the wider landscape and is more visible than other sites to the north currently under consideration. It is effectively unrelated to the existing settlement, except marginally at its south west corner.</p> <p>Housing capacity medium/low</p> <p>The site has very limited capacity for housing. Housing would be widely visible from the west and would clearly be an extension of the settlement into the wider landscape. It would be slightly more acceptable visually from the south, but this does not mitigate its potential impact within the wider landscape when viewed from the west and road approaches to the east. It does not relate to other housing development on the northern edge of Shifnal.</p>
Planning history or	Outside development boundary. Safeguarded land within Green Belt

Shifnal: Submission

designations	
Land ownership, land agreements and delivery statements	Promoted on behalf of landowners
Access to services/employment areas	Good access to schools
Other constraints	n/a
General site related benefits	
Transport and Highways related benefits	n/a
Strategic fit	Not as well related to town centre services as alternative sites.
Other relevant information	supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species known to be present nearby Extended survey for Bats, newts, reptiles; Adjacent to Environmental Network with enhancement potential
Trees	Limiting tree & hedgerow constraints. Mature trees & hedgerows on boundaries & internal to site. Site partly subject to area tpo & also individual tpo'd trees. Avoid area of woodland to north of site.
Environmental Health	Site adjacent to motorway - noise control measures will be required.
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	Between 25% and 50% of the site is susceptible to groundwater flooding
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	Support for development in a range of directions: <ul style="list-style-type: none"> • North between Haughton Rd and the motorway; • South-East, as an extension to current development area; • East towards Lamledge Lane; Concerns about elongation of built form N-S and about environmental impact of motorway on housing.
Statutory bodies responses to date	English Heritage: conservation area setting

Site Assessment Summary

Shifnal: Submission

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on nearby Ancient Woodland at Aston Coppice and agricultural land quality. The site scores positively for access to bus routes and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.

More detailed assessment of landscape sensitivity and capacity increases sensitivity from 'low' to 'medium'. Proximity of M54 may generate noise and air quality impacts, although it is possible that the site could be designed to meet noise guidelines. Protected species are known to be present nearby.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – not as well related to town centre services as alternative sites. Rising ground would make development visually prominent. Proximity to the M54 could generate adverse environmental impacts for residents, unless appropriately mitigated.
If Yes, Key Development Issues from Assessment	n/a

Shifnal: Submission

Site Ref: SHI018	Site Name: Land north of Meadow Drive
Size (ha)	3.87
Indicative capacity	100
General location	N of town centre, between Meadow Drive and M54
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	Rising to NE
Adjoining land uses and boundary features	M54 (N), residential (S), agriculture (E), Newport Rd (W)
Local highway capacity/ constraints	Highway access not currently acceptable, but could be easily achievable based on development scale; Cycle access not currently acceptable, but may be achievable if full site was developed. A pedestrian link to improve access to school would be sought.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works • Upgrade sewerage network • Shifnal primary electricity substation reinforcement • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings) • Significant deficiency of POS
Inherent landscape character²	<p>Site BNSn2 - 70: Landscape sensitivity medium/low</p> <p>Very well screened and of little intrinsic landscape value as relic farmland. Appears to be 'left-over' land, a small possibly damp field of semi-improved grassland which does not relate to surrounding arable fields. It is wedged between the settlement edge (housing) and a motorway embankment, which screens it effectively from almost all points in the wider landscape except from road to the east at a little distance. There would be some intervisibility with existing housing to south, filtered by a medium hedge with trees.</p> <p>Housing capacity high/medium</p> <p>The area has capacity for housing providing screening to east and west is enhanced and retained.</p>
Planning history or designations	Outside development boundary. Safeguarded land within Green Belt
Land ownership, land agreements and delivery statements	Promoted on behalf of landowners
Access to services/employment areas	Good access to schools

Shifnal: Submission

Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not as well related to town centre services as alternative sites.
Other relevant information	No supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species known to be present nearby Extended survey for Bats, reptiles; Adjacent to Environmental Network with enhancement potential
Trees	Minor tree & hedgerow constraints to boundaries. Woodland to be buffered adjacent northern boundaries.
Environmental Health	Site adjacent to motorway - noise control measures will be required.
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	8.79% site in More zone for surface water flooding 3.62% site in 200-year Deep zone for surface water flooding
Drainage: Groundwater flooding	Between 25% and 50% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and unlikely to be concerns over groundwater pollution
Countryside	n/a
Environment Agency	n/a

Community consultation response	Support for development in a range of directions: <ul style="list-style-type: none"> • North between Haughton Rd and the motorway; • South-East, as an extension to current development area; • East towards Lamledge Lane; Concerns about elongation of built form N-S and about environmental impact of motorway on housing.
Statutory bodies responses to date	English Heritage: conservation area setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on protected trees and agricultural land quality. The site scores positively for access to bus routes and some types of open space, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be fair.

Shifnal: Submission

More detailed assessment of landscape sensitivity and capacity increases sensitivity from 'low' to 'medium/low'. The close proximity of M54 will generate significant noise and air quality impacts, and it is unclear whether the site could be designed to meet noise guidelines. Protected species are known to be present nearby.

Conclusion

Potential windfall site	n/a
Realistic site	No

Recommendation

Preferred option	No –Not well related to town centre and concerns about proximity to the M54 which could generate adverse environmental impacts for residents, unless appropriately mitigated.
If Yes, Key Development Issues from Assessment	n/a

Shifnal: Submission

Site Ref: SHI028/09 (ELR22)	Site Name: land south east of Shifnal
Size (ha)	3.87
Indicative capacity	100
General location	N of town centre, between Meadow Drive and M54
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	agriculture
Topography	Rising to NE
Adjoining land uses and boundary features	M54 (N), residential (S), agriculture (E), Newport Rd (W)
Local highway capacity/ constraints	Highway access not currently acceptable, but could be easily achievable based on development scale; Cycle access not currently acceptable, but may be achievable if full site was developed. A pedestrian link to improve access to school would be sought.
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works • Upgrade sewerage network • Shifnal primary electricity substation reinforcement • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings) • Significant deficiency of POS
Inherent landscape character²	<p>Site BNSn2 - 70: Landscape sensitivity medium/low</p> <p>Very well screened and of little intrinsic landscape value as relic farmland. Appears to be 'left-over' land, a small possibly damp field of semi-improved grassland which does not relate to surrounding arable fields. It is wedged between the settlement edge (housing) and a motorway embankment, which screens it effectively from almost all points in the wider landscape except from road to the east at a little distance. There would be some intervisibility with existing housing to south, filtered by a medium hedge with trees.</p> <p>Housing capacity high/medium</p> <p>The area has capacity for housing providing screening to east and west is enhanced and retained.</p>
Planning history or designations	Outside development boundary. Safeguarded land within Green Belt
Land ownership, land agreements and delivery statements	Promoted on behalf of landowners
Access to services/employment	Good access to schools

Shifnal: Submission

areas	
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Not as well related to town centre services as alternative sites.
Other relevant information	No supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Protected species known to be present nearby Extended survey for Bats, reptiles; Adjacent to Environmental Network with enhancement potential
Trees	Minor tree & hedgerow constraints to boundaries. Woodland to be buffered adjacent northern boundaries.
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	8.79% site in More zone for surface water flooding 3.62% site in 200-year Deep zone for surface water flooding
Drainage: Groundwater flooding	Between 25% and 50% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and unlikely to be concerns over groundwater pollution
Countryside	n/a
Environment Agency	n/a

Community consultation response	Support for development in a range of directions: <ul style="list-style-type: none"> • North between Haughton Rd and the motorway; • South-East, as an extension to current development area; • East towards Lamledge Lane; Concerns about elongation of built form N-S and about environmental impact of motorway on housing.
Statutory bodies responses to date	English Heritage: conservation area setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to bus routes and some types of open space, together with potential impacts on agricultural land quality. The site scores positively for access to Primary Schools, low landscape sensitivity and flood risk. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be poor.

Shifnal: Submission

More detailed assessment of landscape sensitivity and capacity increases sensitivity from 'low' to 'medium/low'. Protected species are known to be present nearby. A small proportion of the site is affected by surface water flooding risk.

Conclusion

Potential windfall site	n/a
Realistic site	Yes

Recommendation

Preferred option	No – Not as well related to town centre services as alternative sites.
If Yes, Key Development Issues from Assessment	n/a

Shifnal: Submission

Site Ref: SHI031 (ELR021)	Site Name: Land at Lamledge Lane
Size (ha)	2.48
Indicative capacity	70
General location	E of town centre, North of railway, West of Lamledge Lane Industrial Estate
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Office use and Former depot
Topography	Largely level
Adjoining land uses and boundary features	Railway (SW), industrial estate (SE) agriculture (N)
Local highway capacity/ constraints	Highway access acceptable; Cycle access not currently acceptable, but may be achievable if full site was developed. Potential footpath access through site SHI004
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works • Upgrade sewerage network • Shifnal primary electricity substation reinforcement • Junction capacity and safety improvements where necessary to facilitate development • Car and cycle parking facilities for new developments • Cycle and pedestrian facilities – on site, adjacent to or forming strategic links to retail or employment or large residential developments (50+ dwellings) • Bus infrastructure (e.g. stops and shelters, bus gates) where necessary to serve new development • Subsidy for bus service improvements to improve service to development sites –retail or employment or large residential developments (50+ dwellings) • Significant deficiency of POS
Inherent landscape character²	<p>Site BNSn4 – 132: Landscape sensitivity medium/low</p> <p>The site is well contained by trees on three boundaries and contains relic scrub and some woodland within the site which appears to have been filled to an extent in the last century (possible toxicity). Trees on the railway embankment to the south are particularly strong as a feature. A trading estate lies to the west. The site is used for informal recreation, accessed from PROW along northern boundary, which increases its sensitivity. The site may have some ecological interest and may require re-evaluation after ecological survey.</p> <p>Housing capacity low</p> <p>The site is inappropriate for housing as, although development on this site would be well screened from south and could be from north if perimeter vegetation was retained, housing would 'leap frog' out from settlement envelope, beyond trading estate which currently forms edge. Housing would be wedged between this and depot to the east. There is currently no road access to site which would probably have to be from the north.</p> <p>Employment capacity medium</p> <p>The site may have some capacity for employment use. It is well screened</p>

Shifnal: Submission

	and perimeter vegetation could be retained, especially along PROW on northern boundary. Employment development on this site would infill between existing uses and could presumably be accessed from them. Large buildings would be in scale with adjacent structures and screened by railway embankment from views from the south. While the site may appear to be a natural extension for the trading estate this would create almost unbroken developments to the depot to the east which may set a precedent and compromise the site to the north to an extent. Loss of biodiversity and informal use are issues for further debate. The latter could be retained in part.
Planning history or designations	Outside development boundary. Safeguarded land within Green Belt
Land ownership, land agreements and delivery statements	Promoted on behalf of landowners
Access to services/employment areas	Further from town centre services than some alternative sites.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Could provide appropriate employment uses as part of wider proposals (with SHI004), to deliver mixed uses which will help address local community priorities.
Other relevant information	No supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Extended survey for Bats, newts, reptiles; Adjacent to Environmental Network with enhancement potential
Trees	Minor tree & hedgerow constraints to boundaries. Woodland to be buffered adjacent north boundary.
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	Less than 25% site susceptible to groundwater flooding
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 Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately.

Shifnal: Submission

Community consultation response	<p>Support for development in a range of directions:</p> <ul style="list-style-type: none"> • North between Haughton Rd and the motorway; • South-East, as an extension to current development area; • East towards Lamledge Lane; <p>Concerns about elongation of built form N-S and about environmental impact of motorway on housing.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.</p>
Statutory bodies responses to date	English Heritage: conservation area setting

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to Primary Schools and some types of open space, together with potential impacts on agricultural land quality. The site scores positively for access to bus routes and some types of open space, low landscape sensitivity and flood risk. The site is within 250m of an existing waste management operation. The site is outside the Development boundary, but is Safeguarded land within Green Belt. Overall sustainability of the site is judged to be poor.

More detailed assessment of landscape sensitivity and capacity increases sensitivity from 'low' to 'medium/low'. The site is assessed to have capacity for employment uses rather than housing, given the nature of existing adjacent uses.

Conclusion

Potential windfall site	n/a
Realistic site	Yes, but not for housing

Recommendation

Preferred option	Yes – as employment land as part of a wider mixed use scheme to deliver housing, employment and community infrastructure in a location close to town centre services and the railway station.
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none"> • Site investigations required to address groundwater flooding and potential SUDS design; • Need extended survey for EU protected species; • Woodland to be buffered adjacent north boundary; • Environmental Network enhancement opportunity;

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.