

Baschurch: Submission

Stage 1 Assessments

Summary Sheet

Site ref	Site Address	Stage 2	Comments
	BASCHURCH - Hub		
BAS001	Land east of Baschurch (Newtown)	Yes	
BAS002/R	Land at Prescott Corner, Baschurch	Yes	
BAS003	Village Hall playing fields	Yes	
BAS004	Land opposite the Village Hall, Eyton Lane	Yes	
BAS005	Land at rear of Wheatlands Estate	Yes	Site has an outstanding allocation from the NSLP for 40 dwellings
BAS006	Land north of Eyton Lane, adjoining the Village Ha	Yes	
BAS007	School Playing Fields	No	Site not actively promoted and directly adjacent to current development boundary.
BAS008	Land North-East of Wheatlands Estate	No	Site not actively promoted and directly adjacent to current development boundary.
BAS009	Land at Nobold	No	Site not actively promoted and directly adjacent to current development boundary.
BAS010	Land North of The Mount	No	Site not actively promoted and directly adjacent to current development boundary.
BAS011	Land east of Old Farm Cottage	Yes	
BAS012	Ivy Patch, Prescott	Yes	
BAS013	Land adjacent to old farm cottage	Yes	
BAS014	Land at Station Road	Yes	
BAS015	Newtown Garage	Yes	
BAS016	Land at Prescott stables	Yes	
BAS017	Land to the west of Shrewsbury Road	Yes	
BAS018	Land off B4397	Yes	
BAS019	Land off Station Road	Yes	
BAS020	2 Moorland Cottages, Bell View, Marton Road	Yes	
BAS021	Land to the south of Eyton Lane	Yes	
BAS022	Land east of Kings Drive	Yes	
BAS023	Land to the west side of Shrewsbury Road	Yes	

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Site ref	Site Address	Stage 2	Comments
BAS024	Land to the north side of Milford Road	Yes	
BAS025	Land to the rear of Medley Vale	Yes	
BAS026	Former builders yard, Station Road	No	Site not actively promoted and wholly within current development boundary.
BAS027	Land adjacent to 2 Moreland's Cottages	No	Site not actively promoted and wholly within current development boundary.
BAS028	Land to rear of Admiral Duncan	No	Site under construction with planning permission for 10 units. Site not actively promoted
BAS029	Car sales area, Newtown	No	Site not actively promoted and wholly within current development boundary.
BAS030	Former builders yard, Newton	No	Site not actively promoted and wholly within current development boundary.
BAS031	Admiral Duncan Inn, Newtown	No	Site less than 0.2ha in size
BAS032/09	Land at Nobold, Baschurch	Yes	
BAS033	Land south of Ivy Patch	Yes	
BAS034	Land south west of railway line	Yes	
BAS035	Land off Station Rd	Yes	
	WESTON LULLINGFIELDS - Cluster		
WLUL001	Land at Weston Common	Yes	

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Site ref: BAS001		Site Name: Land east of Baschurch (Newtown)	
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	

Recommendation: *Site progressed to Stage 2 assessment.*

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Stage 1 Site Assessment: *Baschurch*

Site ref: BAS002		Site Name: Land at Prescott Corner, Baschurch	
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	

Recommendation: *Site progressed to Stage 2 assessment.*

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Site ref: BAS003		Site Name: Village Hall playing fields	
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	

Recommendation: *Site progressed to Stage 2 assessment.*

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Stage 1 Site Assessment: *Baschurch*

Site ref: BAS004		Site Name: Land opposite the Village Hall, Eyton Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site partially directly adjacent to current development boundary / is contiguous with a site which is directly adjacent to the development boundary.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Site progressed to Stage 2 assessment.*

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Stage 1 Site Assessment: *Baschurch*

Site ref: BAS005		Site Name: Land at rear of Wheatlands Estate	
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	OUTSTANDING ALLOCATION - LN2003/00035 For 40 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	N	
9	Site not currently promoted ¹	N	

Recommendation: *Site progressed to Stage 2 assessment. Site has an outstanding allocation from the NSLP for 40 dwellings*

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Site ref: BAS006		Site Name: Land north of Eyton Lane, adj the Village 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	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	

Recommendation: *Site progressed to Stage 2 assessment.*

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Stage 1 Site Assessment: *Baschurch*

Site ref: BAS007		Site Name: School Playing Fields	
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	Directly adjacent to current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not actively promoted

Recommendation: *Site not progressed to Stage 2 assessment as site not actively promoted and directly adjacent to current development boundary.*

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Stage 1 Site Assessment: *Baschurch*

Site ref: BAS008		Site Name: Land North-East of Wheatlands Estate	
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	Directly adjacent to current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not actively promoted

Recommendation: *Site not progressed to Stage 2 assessment as site not actively promoted and directly adjacent to current development boundary.*

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Stage 1 Site Assessment: *Baschurch*

Site ref: BAS009		Site Name: Land at Nobold	
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	Directly adjacent to current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not actively promoted

Recommendation: *Site not progressed to Stage 2 assessment as site not actively promoted and directly adjacent to current development boundary.*

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Stage 1 Site Assessment: *Baschurch*

Site ref: BAS010		Site Name: Land North of The Mount	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site not well related to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: *Site not progressed to Stage 2 assessment due to site not well related to development boundary. Site not promoted.*

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Stage 1 Site Assessment: *Baschurch*

Site ref: BAS011		Site Name: Land east of Old Farm Cottage	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	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 progressed to Stage 2 assessment.*

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Stage 1 Site Assessment: *Baschurch*

Site ref: BAS012		Site Name: Ivy Patch, Prescott	
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	

Recommendation: *Site progressed to Stage 2 assessment.*

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Stage 1 Site Assessment: Baschurch

Site ref: BAS013		Site Name: Land adjacent to old farm cottage	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	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 progressed to Stage 2 assessment.*

Baschurch: Submission

Stage 1 Site Assessment: *Baschurch*

Site ref: BAS014		Site Name: Land at Station Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
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 progressed to Stage 2 assessment.*

Baschurch: Submission

Stage 1 Site Assessment: *Baschurch*

Site ref: BAS015		Site Name: Newtown Garage	
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	Wholly within current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Site progressed to Stage 2 assessment. Wholly within current development boundary*

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Stage 1 Site Assessment: *Baschurch*

Site ref: BAS016		Site Name: Land at Prescott stables	
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	

Recommendation: *Site progressed to Stage 2 assessment.*

Baschurch: Submission

Stage 1 Site Assessment: *Baschurch*

Site ref: BAS017		Site Name: Land to the west of Shrewsbury Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
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 progressed to Stage 2 assessment.*

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Site ref: BAS018		Site Name: Land off B4397	
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	

Recommendation: *Site progressed to Stage 2 assessment.*

Baschurch: Submission

Stage 1 Site Assessment: Baschurch

Site ref: BAS019		Site Name: Land off Station Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
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 progressed to Stage 2 assessment.*

Baschurch: Submission

Stage 1 Site Assessment: *Baschurch*

Site ref: BAS020		Site Name: 2 Moorland Cottages, Bell View, Marton Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Wholly within current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	

Recommendation: *Site progressed to Stage 2 assessment. Site wholly within current development boundary*

Baschurch: Submission

Stage 1 Site Assessment: *Baschurch*

Site ref: BAS021		Site Name: Land to the south of Eyton Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
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 progressed to Stage 2 assessment.*

Baschurch: Submission

Stage 1 Site Assessment: *Baschurch*

Site ref: BAS022		Site Name: Land east of Kings 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	
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 progressed to Stage 2 assessment.*

Baschurch: Submission

Stage 1 Site Assessment: Baschurch

Site ref: BAS023		Site Name: Land to the west side of Shrewsbury Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
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 progressed to Stage 2 assessment.*

Baschurch: Submission

Stage 1 Site Assessment: *Baschurch*

Site ref: BAS024		Site Name: Land to the north side of Milford Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
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 progressed to Stage 2 assessment.*

Baschurch: Submission

Stage 1 Site Assessment: *Baschurch*

Site ref: BAS025		Site Name: Land to the rear of Medley Vale	
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	

Recommendation: *Site progressed to Stage 2 assessment.*

Baschurch: Submission

Stage 1 Site Assessment: *Baschurch*

Site ref: BAS026		Site Name: Former builders yard, Station Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Wholly within current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not actively promoted

Recommendation: *Site not progressed to Stage 2 assessment as not actively promoted and wholly within development boundary*

Baschurch: Submission

Stage 1 Site Assessment: *Baschurch*

Site ref: BAS027		Site Name: Land adjacent to 2 Moreland's Cottages	
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	Wholly within current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not actively promoted

Recommendation: *Site not progressed to Stage 2 assessment as not actively promoted and wholly within current development boundary*

Baschurch: Submission

Stage 1 Site Assessment: *Baschurch*

Site ref: BAS028		Site Name: Land to rear of Admiral Duncan	
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 under construction - Permission granted for a total of 10 units ref: NS2008/01386
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.	-	
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	-	
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	-	
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	-	
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	-	
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	-	
9	Site not currently promoted ¹	Y	Site not actively promoted

Recommendation: *Site not progressed to Stage 2 assessment as under construction with planning permission for 10 units. Site not actively promoted*

Baschurch: Submission

Stage 1 Site Assessment: *Baschurch*

Site ref: BAS029		Site Name: Car sales area, Newtown	
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	Wholly within current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not actively promoted

Recommendation: *Site not progressed to Stage 2 assessment as not actively promoted and wholly within development boundary*

Baschurch: Submission

Stage 1 Site Assessment: *Baschurch*

Site ref: BAS030		Site Name: Former builders yard, Newton	
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	Wholly within current development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not actively promoted

Recommendation: *Site not progressed to Stage 2 assessment as not actively promoted and wholly within development boundary*

Baschurch: Submission

Stage 1 Site Assessment: *Baschurch*

Site ref: BAS031		Site Name: Admiral Duncan Inn, Newtown	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site less than 0.2ha in size
2	Site developed, or under construction or permission has been granted but not yet implemented	-	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	-	
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	-	
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	-	
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	-	
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	-	
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	-	
9	Site not currently promoted ¹	N	Pre app

Recommendation: *Site not progressed to Stage 2 assessment as site less than 0.2ha in size.*

Baschurch: Submission

Stage 1 Site Assessment: *Baschurch*

Site ref: BAS032		Site Name: Land at Nobold, Baschurch	
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	

Recommendation: *Site progressed to Stage 2 assessment.*

Baschurch: Submission

Stage 1 Site Assessment: *Baschurch*

Site ref: BAS033		Site Name: Land south of Ivy Patch	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site less than 0.2ha is size but adjoining site BAS012 so not knocked out
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	

Recommendation: *Site progressed to Stage 2 assessment. Site less than 0.2ha is size but adjoining site BAS012 so not knocked out*

Baschurch: Submission

Stage 1 Site Assessment: *Baschurch*

Site ref: BAS034		Site Name: Land south west of railway line	
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	

Recommendation: *Site progressed to Stage 2 assessment.*

Baschurch: Submission

Stage 1 Site Assessment: *Baschurch*

Site ref: BAS035		Site Name: Land off Station Rd	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
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: <i>Site progressed to Stage 2 assessment.</i>			

Baschurch: Submission

Housing Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS001		Site Name: Land east of Baschurch (Newtown)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	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	-	Small part of site is within Baschurch Station Conservation Area

Baschurch: Submission

	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	Approximately 50% of site falls within 300m buffer of 2 Conservation Areas (Baschurch Station & Baschurch Centre)
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Small part of site (<10%) at eastern extremity falls within the buffer of The Yesters County Wildlife Site.
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	+	Small part of site (<10%) at Northern end has previous industrial use (railway land)

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
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS002		Site Name: Land at Prescott Corner, Baschurch		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	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	Site is outside of but directly adjoins 'Prescott' Conservation Area

Baschurch: Submission

	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	-	Site entirely within 300m of Prescott 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
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS003		Site Name: Village Hall playing fields		
	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:			Baschurch Village Hall Outdoor Sports Facility
	▪ 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	
	▪ an outdoor sports facility	-/0	-	
3b	Site more than 480m from:			Baschurch Village Hall Outdoor Sports Facility
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	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	

Baschurch: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Approximately 30% of site falls within 300m buffer of 2 Conservation Areas (Baschurch Station & Baschurch Centre)
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

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

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

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: **BASCHURCH**

Site ref: BAS004		Site Name: Land Opposite the Village Hall, Eyton Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ 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	

Baschurch: Submission

	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	-	Approximately 25% of site is within buffer zone of Baschurch Centre 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
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS005		Site Name: Land at rear of Wheatlands Estate		
	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:			New Outdoor sports facility provided at Village Hall as part of a 'swap'
	▪ 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	
	▪ an outdoor sports facility	-/0	-/0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	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	

Baschurch: Submission

	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	-	Site falls within buffer zone for Baschurch Centre & Prescott Conservation Areas
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
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS006		Site Name: Land north of Eyton Lane, adjoining Village Hall		
	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:			Baschurch Village Hall Outdoor Sports Facility
	▪ 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	
	▪ an outdoor sports facility	-/0	-	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	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	

Baschurch: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	30% of site is within buffer zone of Baschurch Centre 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

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

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

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS011		Site Name: Land East of Old Farm Cottage		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ 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	--	Site partly within Prescott Conservation Area

Baschurch: Submission

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

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

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

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS012		Site Name: Ivy Patch, Prescott		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	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	- -	Site wholly within Prescott Conservation Area

Baschurch: Submission

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

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

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

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS013		Site Name: Land adjacent to Old Farm Cottage		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ 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	- -	Site partly within Prescott Conservation Area

Baschurch: Submission

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

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

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

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS014		Site Name: Land at Station Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ 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	

Baschurch: Submission

	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	-	Within Baschurch Centre 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
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS015		Site Name: Newtown Garage		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	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	- -	Partly within Baschurch Centre Conservation Area

Baschurch: Submission

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

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

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

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS016		Site Name: Land at Prescott Stables		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	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	

Baschurch: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within buffer zone of Prescott 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	+	Site contains 2 ‘unknown’ previous infill sites (1954)

Notes

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

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

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS017		Site Name: Land to west of Shrewsbury Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a 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	

Baschurch: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Site within buffer zones of Baschurch Centre & Prescott Conservation Areas
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	Pond on western boundary is previous 'unknown' infill site (1954)

Notes

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

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

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS018		Site Name: Land off B4397		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	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	

Baschurch: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Land in buffer zone of Baschurch Centre 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	Within buffer of 'The Shed' recycling facility.
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

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

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS019		Site Name: Land off Station Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ 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	-	Small part of site is within Baschurch Station Conservation Area

Baschurch: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Approximately 50% of site falls within 300m buffer of 2 Conservation Areas (Baschurch Station & Baschurch Centre)
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	-	Small part of site (<10%) at eastern extremity falls within the buffer of The Yesters County Wildlife Site.
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	+	Small part of site (30%) at North eastern end has previous industrial use (railway land)

Notes

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

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

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS020		Site Name: 2 Moorland Cottages, Bell View, Marton Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ 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	

Baschurch: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Adjoins Baschurch Station 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	+	Small strip of land along the south west boundary has previous industrial use (railway land)

Notes

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

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

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS021		Site Name: Land to the south of Eyton Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ 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	

Baschurch: Submission

	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	-	Within buffer zone of Baschurch Centre 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
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS022		Site Name: Land East of Kings 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:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	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	

Baschurch: Submission

	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	-	Within Buffer zone of Baschurch Centre 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
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS023		Site Name: Land to the west side of Shrewsbury Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ 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	

Baschurch: Submission

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

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

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

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS024		Site Name: Land to north side of Milford Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ 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	

Baschurch: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	With buffer zones of Baschurch Centre and Prescott Conservation Areas
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	Pond on north eastern boundary is previous 'unknown' infill site (1954)

Notes

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

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

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS025		Site Name: Land to the rear of Medley Vale		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	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	

Baschurch: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Within buffer of Prescott 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	+	Site contains an ‘unknown’ filled ground site (1902)

Notes

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

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

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS032		Site Name: Land at Nobold		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	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	

Baschurch: Submission

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

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

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

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS033		Site Name: Land South of Ivy Patch		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	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	- -	Site wholly within Prescott Conservation Area

Baschurch: Submission

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

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

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

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS034		Site Name: Land south west of railway line		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	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	- -	Partly within Baschurch Station Conservation Area

Baschurch: Submission

	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	n/a	
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	+	Small part of site has previous industrial use as railway land.

Notes

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

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

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

Baschurch: Submission

Baschurch: Submission

Site Assessment: Stage 2a

Settlement: BASCHURCH

Site ref: BAS035		Site Name: Land off Station Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ 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	

Baschurch: Submission

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

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

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

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

Baschurch: Submission

Housing Site Assessments: Stage 2b

Site Ref: BAS001	Site Name: Land east of Baschurch (Newtown)
Size (ha)	26.75 – See also BAS004,021,019,034 &035
Indicative capacity	802
General location	East of Baschurch, very large site extending to railway line on both north and south of Eyton Lane.
Brownfield or Greenfield	Greenfield (some brownfield – northern end at stone merchants yard)
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel
Current use	Predominantly agriculture but includes a stone merchants yard at the northern end
Topography	Relatively level with some undulating fields at eastern end
Adjoining land uses and boundary features	Residential to north west, railway line to north east/ east, Eyton Lane to south west, recreation land and further residential areas to west and south west.
Local highway capacity/ constraints	Various access points on Eyton Lane and Station Road
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.
Inherent landscape character²	Small part of site covered by The North Shropshire Landscape Sensitivity and Capacity Study (BAS004 & BAS021). This parcel of land which is located to the east of Kings Road North and south of Eyton Lane is found to have Medium landscape sensitivity and High/Medium Housing Capacity, stating; “Although located on the edge of the settlement, it is adjacent to recent housing and the Newtown School, with good access to other facilities in Baschurch. ...it is not widely visible in the wider landscape and is in arable cultivation (no loss of biodiversity). Care would be required to conserve all significant trees and hedges on the boundary.” Majority of site is not covered by the study.
Planning history or designations	No designations. Planning history only on brownfield part of site (stone merchants) relating to erection of industrial type buildings.
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment areas	Good access to village services including school, village hall and recreation land.
Other constraints	
General site related benefits	
Transport and Highways related benefits	Could provide land for a road link between Station Road and Eyton Lane and could also provide the numbers of houses required to facilitate the reinstatement of a railway halt.
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village

Baschurch: Submission

	services and facilities including the station (should this re-open in the future).
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within a Conservation Area and within 300m of a second Conservation Area- Any development would need to respect curtilage and setting of Listed station building and pump house and Conservation Area. Cropmark archaeology of possible local significance present at S end of site, so archaeological mitigation will be required.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	Trees & hedgerows will be a minor / limiting constraint. Huge site but many boundary and internal field hedgerows and trees.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	Less than 10% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to	None received.

Baschurch: Submission

date	
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Site Assessment Summary

This is a very large site in various uses as agricultural, recreation land and some commercial. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space, children's play area, a young people's recreation facility, for being partially brownfield (former railway land) and for flood risk. It scores negatively because part of the site is within the Baschurch Conservation Area, a small part of the site is within the buffer of The Yesters County Wildlife Site and the agricultural land quality is grade 2, as are all sites in Baschurch. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

This is a very large site that can offer various opportunities to meet the development needs of Baschurch. The site is also being considered as smaller sites (BAS004,021,019,026,034 &035), which are considered and assessed separately. Site in this form is too large and development would be out of keeping with the current scale of the village.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Allocation in Final Plan	No
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Baschurch: Submission

Site Ref: BAS002		Site Name: Land at Prescott Corner, Baschurch
Size (ha)	1.31	
Indicative capacity	39	
General location	South of village on west side of B5067 and Prescott Corner roundabout	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel.	
Current use	Agriculture	
Topography	Level site	
Adjoining land uses and boundary features	Adjoins development boundary to north east with residential development in this area, the east boundary is the B5067 and market by a post and wire fence. The south and west boundary is open as the site is part of a larger field.	
Local highway capacity/ constraints	Access acceptable – could form a forth exit on Prescott Corner roundabout	
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.	
Inherent landscape character²	General Landscape sensitivity across Baschurch is low. Site not looked at by the Landscape Sensitivity and Capacity study.	
Planning history or designations		
Land ownership, land agreements and delivery statements	Site promoted	
Access to services/employment areas	Due to location at southern end of village, access to village services including school, village hall and recreation land is not very good. Access to doctors surgery is good as is access to bus service.	
Other constraints		
General site related benefits	Scope to provide overspill car parking for the doctors surgery as well as a possible relocation site for the village primary school.	
Transport and Highways related benefits	Site could easily be accessed via Prescott Corner roundabout.	
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).	
Other relevant information		

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area - possible setting issues for Conservation Area

Baschurch: Submission

Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Great Crested News ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	No significant tree or hedgerow constraints - apparently open field with one hedgerow tree on northern boundary
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

This is a large site in agricultural use on the southern edge of the village to west of Prescott Corner roundabout. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and for flood risk. It scores negatively for access to a primary school, access to any sport and recreation facility and for being immediately adjacent to Prescott Conservation Area. Agricultural land quality is grade 2 as is the case for all sites in Baschurch. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

Whilst the site could be easy to access, development would be visually prominent, the site does not score well in terms of its relationship to village services and facilities and is in a location not supported by the community consultation responses received.

Baschurch: Submission

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Allocation in Final Plan	No
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Baschurch: Submission

Site Ref: BAS003		Site Name: Village Hall playing fields
Size (ha)	2.36	
Indicative capacity	71	
General location	North east of village, adjoining village hall	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel	
Current use	Recreation land	
Topography	Level site	
Adjoining land uses and boundary features	Agricultural land to north, east and south. Land to the west is occupied by the village hall and the school.	
Local highway capacity/ constraints	Access acceptable although Eyton Lane narrows to a single width adjacent to the site.	
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.	
Inherent landscape character²	General Landscape sensitivity across Baschurch is Low. Site not looked at by the Landscape Sensitivity and Capacity study.	
Planning history or designations	Designated as proposed recreation land in North Shropshire Local Plan. Previous planning permission relating to recreational use.	
Land ownership, land agreements and delivery statements	Site promoted	
Access to services/employment areas	Good access to village services including school, village hall and bus services	
Other constraints	Site is recreation land	
General site related benefits		
Transport and Highways related benefits		
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).	
Other relevant information	Includes site BAS006	

Comments from internal consultees, plus Environment Agency site specific comments		
Heritage	Site within 300m of two Conservation Areas - Cropmark archaeology of possible local significance present at S end of site, so archaeological mitigation will be required.	
Biodiversity	There are no known protected species on site but the following surveys will be	

Baschurch: Submission

	<p>needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	Trees & hedgerows will be a minor constraint. Boundary hedgerows and mature trees, particularly to southern boundary.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

This is a large site to the north east of the village in use as recreation land. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to a primary school, access to public transport, access to amenity green space, children's play area, a young people's recreation facility and for flood risk. It scores negatively because of its use as an outdoor sports facility and part of the site is within the Baschurch Conservation Areas (Baschurch Centre & Station) and the agricultural land quality is grade 2 as are all sites in Baschurch. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

Although the site is in a good location in terms of access to facilities and services it is in use as the main outdoor recreation facility (sports fields) for the village.

Baschurch: Submission

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Allocation in Final Plan	No
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Baschurch: Submission

Site Ref: BAS004	Site Name: Land opposite the Village Hall, Eyton Lane
Site is part of BAS021 - SEE ASSESSMENT FOR BAS021	
Size (ha)	2.69
Indicative capacity	81
General location	South of Eyton Lane – within site BAS021
Brownfield or Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel.
Current use	
Topography	
Adjoining land uses and boundary features	
Local highway capacity/ constraints	
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.
Inherent landscape character²	The North Shropshire Landscape Sensitivity and Capacity Study found this parcel of land to have Medium landscape sensitivity and High/Medium Housing Capacity, stating; “Although located on the edge of the settlement, it is adjacent to recent housing and the Newtown School, with good access to other facilities in Baschurch. ...it is not widely visible in the wider landscape and is in arable cultivation (no loss of biodiversity). Care would be required to conserve all significant trees and hedges on the boundary.”
Planning history or designations	
Land ownership, land agreements and delivery statements	
Access to services/employment areas	
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).
Other relevant information	

Baschurch: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Areas - Cropmark archaeology of possible local significance present at S end of site, so archaeological mitigation will be required.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	Trees & hedgerows will be a minor constraint. Boundary hedgerows and mature trees.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

See BAS021 – sites assessed together

Conclusion

Potential windfall site	-
Realistic site	-

Recommendation

Baschurch: Submission

Allocation in Final Plan	-
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Baschurch: Submission

Site Ref: BAS005	Site Name: Land at rear of Wheatlands Estate
Size (ha)	1.25
Indicative capacity	38
General location	East of Wheatlands Estate within the existing development boundary
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel
Current use	Previous playing field (now located on north side of Eyton Lane), current use is informal recreation & dog walking.
Topography	Level site
Adjoining land uses and boundary features	Residential estates are located to the north, west and south west. There is a continuation of this field to the north east (with no marked boundary) and agricultural land to the east. Boundaries are a mixture of domestic fencing and rural hedgerows with trees.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.
Inherent landscape character²	General Landscape sensitivity across Baschurch is Low. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	Site is an unused allocation of the North Shropshire Local Plan for 40 units
Land ownership, land agreements and delivery statements	
Access to services/employment areas	Good access to village services including school, village hall and bus services
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish council have indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of two Conservation Areas

Baschurch: Submission

Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar consultation zone.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	Trees & hedgerows will be a minor / limiting constraint. Boundary hedgerows and mature trees - potential shading issue to southern end of site.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	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	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

This site was formerly used as recreation land on the eastern edge of the village within the existing development boundary. The North Shropshire Local Plan allocated the site for housing as the recreation land was to be relocated to the north of Eyton Lane adjacent to the Village Hall, which has taken place. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity greenspace, childrens play area, a young people's recreation facility, flood risk and access to a primary school. It scores negatively for being within the buffer zone of two conservation areas (Baschurch Centre & Prescott) and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

Baschurch: Submission

Site is an unused existing allocation within the village development boundary. The site has two possible access points (The Wheatlands & Prescott Fields) and no obvious barriers to development with good access to village facilities and services. It is proposed that the existing allocation be carried forward for this next plan period.

Conclusion

Potential windfall site	Yes – within development boundary
Realistic site	Yes

Recommendation

Allocation in Final Plan	Yes , subject to development guidelines stating: Development subject to satisfactory access, layout and design.
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Baschurch: Submission

Site Ref: BAS006	Site Name: Land north of Eyton Lane, adj Village Hall
SITE IS PART OF BAS003 – SEE ASSESSMENT FOR BAS003	
Size (ha)	1.37
Indicative capacity	41
General location	SITE IS PART OF BAS003 – SEE ASSESSMENT FOR BAS003
Brownfield or Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel
Current use	
Topography	
Adjoining land uses and boundary features	
Local highway capacity/ constraints	
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.
Inherent landscape character²	General Landscape sensitivity across Baschurch is Low. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	
Land ownership, land agreements and delivery statements	
Access to services/employment areas	
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area - Cropmark archaeology of possible local significance present at S end of site, so archaeological mitigation will be required.

Baschurch: Submission

Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Boundary hedgerows and mature trees, particularly to southern boundary.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

SITE IS PART OF BAS003 – SEE ASSESSMENT FOR BAS003

Conclusion

Potential windfall site	-
Realistic site	-

Recommendation

Allocation in Final Plan	-
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Baschurch: Submission

Site Ref: BAS011	Site Name: Land east of Old Farm Cottage
Site is part of BAS013 -SEE ASSESSMENT FOR BAS013	
Size (ha)	0.40
Indicative capacity	12
General location	
Brownfield or Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel
Current use	
Topography	
Adjoining land uses and boundary features	
Local highway capacity/ constraints	
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.
Inherent landscape character²	General Landscape sensitivity across Baschurch is Low. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	
Land ownership, land agreements and delivery statements	
Access to services/employment areas	
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within a Conservation Area - Impact on the character of the Conservation Area needs to be considered
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence;

Baschurch: Submission

	<ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Part within and adjacent a conservation area. Mature trees to south western boundary
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

Site is part of **BAS013 -SEE ASSESSMENT FOR BAS013**

Conclusion

Potential windfall site	-
Realistic site	-

Recommendation

Allocation in Final Plan	-
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Site Ref: BAS012	Site Name: Ivy Patch, Prescott
Size (ha)	0.24

Baschurch: Submission

Indicative capacity	7
General location	South east of village behind the property known as Ivy Patch
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel
Current use	Part garden part grazing land
Topography	Level site
Adjoining land uses and boundary features	Residential to west and north west, agricultural land to all other sides. Boundaries are mainly hedgerows.
Local highway capacity/ constraints	Access onto B5067 would be acceptable although would need to cross residential curtilage of Ivy Patch
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.
Inherent landscape character²	General landscape sensitivity across Baschurch is low. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	Partially within development boundary
Land ownership, land agreements and delivery statements	Site promoted for single dwelling
Access to services/employment areas	Due to location at southern end of village, access to village services including school, village hall and recreation land is not very good. Access to doctors surgery is good as is access to bus service.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within a Conservation Area - Impact on the character of the Conservation Area needs to be considered
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles

Baschurch: Submission

	<p>The site is adjacent to the Fenemere SSSI and Ramsar consultation zone.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	Trees & hedgerows will be a limiting constraint. Site within conservation area. Care needed in demolition of existing property & new layout to avoid damage to existing trees
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

This is a small site to the rear of residential properties part garden/ part grazing land on the south eastern edge of the village. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and for flood risk. It scores negatively for access to a primary school, access to any sport and recreation facility and for being wholly within Prescott Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

There is no obvious access to this site other than across a residential curtilage, it does not score well in terms of its relationship to village services and facilities, has a high risk of groundwater flooding and is wholly within a conservation area. Although the site is partially within the development boundary development may constitute backland development where impacts would need to be carefully considered.

Conclusion

Potential windfall site	Yes – partially within existing development boundary although access
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Baschurch: Submission

	arrangements may not be acceptable and development may constitute backland development where impacts would need to be carefully considered.
Realistic site	No

Recommendation

Allocation in Final Plan	No
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Baschurch: Submission

Site Ref: BAS013	Site Name: Land adjacent to Old Farm Cottage
Size (ha)	0.57
Indicative capacity	17
General location	South east of village adjacent to Old Farm Cottage and Hawthorn Cottage.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel
Current use	Mostly grazing land
Topography	Relatively level site
Adjoining land uses and boundary features	Residential to south and west, agricultural to other directions.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.
Inherent landscape character²	General Landscape sensitivity across Baschurch is Low. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	Apart from the access, the site is outside the development boundary
Land ownership, land agreements and delivery statements	Site promoted for 3 dwellings
Access to services/employment areas	Due to location at southern end of village, access to village services including school, village hall and recreation land is not very good. Access to doctors surgery is good as is access to bus service and a childrens play area.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).
Other relevant information	Includes site BAS011

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within a Conservation Area- Impact on the character of the Conservation Area needs to be considered

Baschurch: Submission

Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar consultation zone.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	Trees & hedgerows will be a minor / limiting constraint. Part within and adjacent a conservation area. Mature trees to southern boundary & narrow access road to site
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

This is a small site accessed by a private drive and adjacent to two residential properties used as grazing land on the south eastern edge of the village. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, a childrens play area and for flood risk. It scores negatively for access to a primary school, access to any sport and recreation facility, and for being partly within Prescott Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

The site does not score well in terms of its relationship to village services and facilities and is partly within a conservation area. There is a high risk of groundwater flooding. The site is not considered suitable for development.

Baschurch: Submission

Conclusion

Potential windfall site	No – outside of development boundary (apart from access drive)
Realistic site	No

Recommendation

Allocation in Final Plan	No
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Baschurch: Submission

Site Ref: BAS014		Site Name: Land at Station Road
Size (ha)	0.44	
Indicative capacity	13	
General location	North of village on north west side of Shrewsbury Road/Station Road crossroads.	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel	
Current use	Grazing paddock	
Topography	Level site	
Adjoining land uses and boundary features	Site at crossroads. Agricultural land to west and north, residential land to south. There are 2 single residential properties to the east. The site is well enclosed by mature hedgerows.	
Local highway capacity/ constraints	Access not currently acceptable, could would be easily achievable based on development scale – a junction improvement would be required	
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.	
Inherent landscape character²	General Landscape sensitivity across Baschurch is Low. Site not looked at by the Landscape Sensitivity and Capacity study.	
Planning history or designations	Outside development boundary	
Land ownership, land agreements and delivery statements	Site promoted	
Access to services/employment areas	Good access to village services including school, village hall and bus services	
Other constraints		
General site related benefits		
Transport and Highways related benefits		
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).	
Other relevant information		

Comments from internal consultees, plus Environment Agency site specific comments		
Heritage	Site within 300m of a Conservation Area- Prehistoric cropmark archaeology of at least regional importance located immediately adjacent to site. Also located within the medieval settlement core of Baschurch. Site would need to be evaluated prior to	

Baschurch: Submission

	any application. Possible setting issues for Conservation Area.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar consultation zone.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	No significant tree or hedgerow constraints - boundary hedgerows
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	20% of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

This is a small site in use as a paddock on the northern edge of the village to west of the crossroads at the Shrewsbury Road/Station Road junction. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access outdoor sports and young people's recreation facilities as well as a childrens play area and for flood risk. It scores negatively for being adjacent to Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. There are no known air quality issues. Risk of groundwater and surface water flooding issues would need to be taken into account.

Whilst the site scores well in terms of relationship to village services and facilities, development in this area would represent a new direction of growth for Baschurch across Ruyton Road, which currently forms a firm northern boundary to the village. Apart from 2 single dwellings on Station Road, this area north of Ruyton Road/Station Road remains un-breached and characteristically

Baschurch: Submission

rural in nature. Development in this location is not supported by the community consultation responses received.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Allocation in Final Plan	No
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Baschurch: Submission

Site Ref: BAS015		Site Name: Newtown Grange
Size (ha)	0.24	
Indicative capacity	7	
General location	Centre of village on east side of Shrewsbury Road	
Brownfield or Greenfield	Brownfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel	
Current use	Garage/test centre	
Topography	Level site	
Adjoining land uses and boundary features	Residential on all sides with Shrewsbury Road to the west and a small playground to the east.	
Local highway capacity/ constraints	Access acceptable	
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.	
Inherent landscape character²	General Landscape sensitivity across Baschurch is Low. Site not looked at by the Landscape Sensitivity and Capacity study.	
Planning history or designations	Outstanding planning permission for 10 dwellings ref: 11/02465/OUT	
Land ownership, land agreements and delivery statements	Site promoted	
Access to services/employment areas	Good access to village services including school, village hall and bus services	
Other constraints		
General site related benefits		
Transport and Highways related benefits		
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).	
Other relevant information		

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within a Conservation Area- Existing applications/ proposals for this site
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence;

Baschurch: Submission

	<ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar consultation zone.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	Trees & hedgerows will be a limiting constraint - mature trees on northern boundary and possible issue with demolition of existing buildings.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

This is a small brownfield site in the centre of the village in use as a garage. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access outdoor sports and young people's recreation facilities as well as a children's play area and for flood risk. It scores negatively for being partly within Baschurch Conservation Area. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

Site has outstanding outline planning permission for 10 dwellings granted in late 2011. The principle of development on this brownfield site within the village has already been accepted and it is more than likely that this site will come forward as a 'windfall' subject to a satisfactory scheme.

Conclusion

Potential windfall site	Yes
Realistic site	Yes

Baschurch: Submission

Recommendation

Allocation in Final Plan	No
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Baschurch: Submission

Site Ref: BAS016	Site Name: Land at Prescott stables
Size (ha)	3.13
Indicative capacity	94
General location	West of village on south side of Milford Road
Brownfield or Greenfield	Mixed
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel
Current use	Prescott Equestrian Centre
Topography	Site is level at the east end but falls away to the east towards the River Perry
Adjoining land uses and boundary features	Residential to east and agriculture/grazing land to north, south and west.
Local highway capacity/ constraints	Access not currently acceptable, could would be easily achievable based on development scale
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.
Inherent landscape character²	General landscape sensitivity across Baschurch is low. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	
Land ownership, land agreements and delivery statements	Site promoted for up to 90 dwelling to be phased over a number of years
Access to services/employment areas	Due to location at south west end of village, access to village services including school, village hall and recreation land is not very good. Access to doctors surgery is good as is access to bus service.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence;

Baschurch: Submission

	<ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar consultation zone.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT. Boundary hedgerow and trees. DO NOT DEVELOP WOODED PART OF SITE AROUND EAST OF POOL & development stand-off to trees around northern side of pool.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

This is a large site in use as an equestrian centre on the south western edge of the village. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and for flood risk. It scores negatively for access to a primary school, access to any sport and recreation facility, and for being immediately adjacent to Prescott Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

The site does not score well in terms of relationship to village services and facilities and is in a location not supported by the community consultation responses received.

Baschurch: Submission

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Allocation in Final Plan	No
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Baschurch: Submission

Site Ref: BAS017	Site Name: Land to the west of Shrewsbury Road
Size (ha)	2.22
Indicative capacity	67
General location	West of Shrewsbury and north of Milford Road.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel
Current use	Agriculture
Topography	Level site – land does not fall away to west towards River Perry at this stage
Adjoining land uses and boundary features	Linear residential development to east and south along Shrewsbury Road and Milford Road. Agricultural land to west and north. Boundary to west is not marked, to north there is a hedgerow with trees and a small copse of trees.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.
Inherent landscape character²	The North Shropshire Landscape Sensitivity and Capacity Study found this parcel of land to have medium/low landscape sensitivity and High/Medium Housing Capacity, stating; “it is not visible in the wider landscape, is only overlooked by neighbouring houses and is located adjacent to the settlement, although not with good access to facilities...Any development of the site should avoid any impact on the copse on the northern boundary.”
Planning history or designations	
Land ownership, land agreements and delivery statements	Site promoted –offering an area of the site for a new doctors surgery.
Access to services/employment areas	Reasonable access to village services including school, village hall and bus services
Other constraints	‘Coffin Path’ - Footpath crosses the site
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).
Other relevant information	

Baschurch: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of two Conservation Areas
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar consultation zone.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT - boundary hedgerows and mature trees. DO NOT DEVELOP WOODED COPSE TO NORTH OF SITE.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	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>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village.</p> <p>Site not included as a Preferred Option as part of the 2012, but put forward as Revised Preferred Options stage following consideration of additional alternative sites promoted and views expressed (site had general support of Parish Council subject to a satisfactory scheme and the provision of land for a medical centre and associated parking).</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	None received.

Baschurch: Submission

date	
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Site Assessment Summary

This is a large site in agricultural use on the south western edge of the village. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, a childrens play area and for flood risk. It scores negatively for access to a primary school, access to a young people's recreation facility, and for being within the buffer zones of 2 Conservation Areas (Baschurch Centre and Prescott). The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

Although the site does not score very well in terms of relationship to some village services and facilities (access to primary school & young person's recreation facility), it does score positively for access to public transport, green space, play areas and flood risk so in terms of sustainability it should be considered as fairly well balanced. In addition to the above, the site may be able to offer an area of land for a new medical practice with potential for access from Milford Road and Shrewsbury Road, which could be a significant community benefit. Development of this site would fit fairly well within the built form of Baschurch but careful consideration would need to be given to the integrity of the Coffin Path which crosses the site and be of a high quality landscape design that would minimise the visual impact of the scheme both from the surrounding area, and on existing adjoining residential properties.

Conclusion

Potential windfall site	No
Realistic site	Yes – subject to provision of land for medical centre, suitable access and satisfactory landscape design.

Recommendation

Allocation in Final Plan	Yes – following consideration of consultation responses, in order to provide additional land for housing and land for a new Medical Centre with associated parking, subject to development guidelines stating: development subject to the provision of land adjoining Milford Road for a new Medical Centre and associated parking, protection of the integrity of the Coffin Path crossing the site, and high quality landscape design to minimise the visual impact of the development on the surrounding area and existing adjoining residential properties.
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Notes for Stage 2b assessment:

1. Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.
2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.

Site Ref: BAS018	Site Name: Land off B4397
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Baschurch: Submission

Size (ha)	7.54
Indicative capacity	226
General location	North of village and Ruyton Road
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel
Current use	Agriculture
Topography	Level site
Adjoining land uses and boundary features	Site bounded by Ruyton Road to south with residential properties beyond, lane to Stanwardine to the west and Weston Lullingfields to the east. Boundary to north is open with no hedges marking end of site. There are no hedges to east, west or south except around BAS014. Very open feel
Local highway capacity/ constraints	Access not currently acceptable, could would be easily achievable based on development scale - Junction improvement required and footway
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.
Inherent landscape character²	General landscape sensitivity across Baschurch is low. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	
Land ownership, land agreements and delivery statements	Site promoted – up to 228 dwellings across 3 phases
Access to services/employment areas	Good access to village services including school, village hall and bus services
Other constraints	
General site related benefits	
Transport and Highways related benefits	Submission states that improvements could be made at the Station Road Junction
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area - Prehistoric cropmark archaeology of at least regional importance present on site - would need to be evaluated prior to any application.
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence;

Baschurch: Submission

	<ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar consultation zone.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	NO SIGNIFICANT TREE OR HEDGEROW CONSTRAINTS - open field with mature boundary tree on eastern side.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

This is a very large site in agricultural use northern edge of the village to the north of Ruyton Road and west of the crossroads at the Shrewsbury Road/Station Road junction. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access amenity green space and young people's recreation facilities as well as a children's play area and for flood risk. It scores negatively for being within the buffer zone of Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

Whilst the site scores well in terms of relationship to village services and facilities, development in this area would represent a new direction of growth for Baschurch across Ruyton Road. Apart from 2 single dwellings on Station Road crossroads and 1 single dwelling at Boreatton Gate, this area north of Ruyton Road/Station Road remains un-breached and characteristically rural in

Baschurch: Submission

nature. Development in this location is not supported by the community consultation responses received.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Allocation in Final Plan	No
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Baschurch: Submission

Site Ref: BAS019	Site Name: Land off Station Road
SITE IS PART OF BAS034 – SEE ASSESSMENT FOR BAS034	
Size (ha)	4.50
Indicative capacity	135
General location	
Brownfield or Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel
Current use	
Topography	
Adjoining land uses and boundary features	
Local highway capacity/ constraints	
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.
Inherent landscape character²	General Landscape sensitivity across Baschurch is Low. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	
Land ownership, land agreements and delivery statements	
Access to services/employment areas	
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within a Conservation Area and within 300m of a second Conservation Area- Any development would need to respect curtilage and setting of Listed station building

Baschurch: Submission

	and pump house and Conservation Area.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar consultation zone.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR / LIMITING CONSTRAINT. Part conservation area. Care during demolition of existing buildings to north of site. Boundary trees and internal hedgerow. Mature tree at entrance to spur of land on south west corner of site - access issue?
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ..
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

SITE IS PART OF BAS034 – SEE ASSESSMENT FOR BAS034

Conclusion

Potential windfall site	-
Realistic site	-

Recommendation

Allocation in Final Plan	-
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Baschurch: Submission

Site Ref: BAS020	Site Name: 2 Moorland Cottages, Bell View, Marton Road
Size (ha)	0.35
Indicative capacity	11 (consented planning application 12/00074/FUL)
General location	North east of village on north east side of railway line. Site is within existing development boundary.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel
Current use	Grazing paddock
Topography	Gently sloping site from its highest point along the boundary with the railway line down to north east
Adjoining land uses and boundary features	Railway line to south west, residential properties to north and agricultural land to east. Boundaries are hedgerow and fence.
Local highway capacity/ constraints	More information about access point required
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.
Inherent landscape character²	General Landscape sensitivity across Baschurch is Low. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	Consented application for 11 houses 12/00074/FUL
Land ownership, land agreements and delivery statements	Consented application for 11 houses 12/00074/FUL
Access to services/employment areas	Access to village services including school, village hall and bus services is not good.
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).
Other relevant information	Site is within existing village development boundary.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1

Baschurch: Submission

	<ul style="list-style-type: none"> ▪ Bats ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar consultation zone.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A LIMITING CONSTRAINT. Boundary trees and hedgerows - potential shading issue.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

This is a small site within the development boundary on the north east edge of the village in use as a paddock. The Stage 2a assessment (sustainability appraisal) scores the site positively for flood risk. It scores negatively for access to public transport, access to a primary school, access outdoor sports and young people's recreation facilities as well as a children's play area and for being immediately adjacent to Baschurch Station Conservation Area. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

Site is within the development boundary and may be acceptable as a 'windfall' development subject to a satisfactory scheme. Subsequent consented application for 11 houses 12/00074/FUL.

Conclusion

Potential windfall site	Yes - consented application for 11 houses 12/00074/FUL
Realistic site	Yes

Baschurch: Submission

Recommendation

Allocation in Final Plan	No
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Baschurch: Submission

Site Ref: BAS021	Site Name: Land to the south of Eyton Lane
Size (ha)	6.51 (3.93, 1.22)
Indicative capacity	195 (118, 37)
General location	East of village (Kings Road North). South of Eyton Lane opposite school, village hall and recreation land.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel
Current use	Agriculture
Topography	Relatively flat
Adjoining land uses and boundary features	Residential to west, agriculture to east and south. North of Eyton lane is The Corbett School, the village hall and recreational playing fields.
Local highway capacity/ constraints	Access acceptable - Eyton Lane becomes single width beyond school.
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.
Inherent landscape character²	The North Shropshire Landscape Sensitivity and Capacity Study found this parcel of land to have Medium landscape sensitivity and High/Medium Housing Capacity, stating; "Although located on the edge of the settlement, it is adjacent to recent housing and the Newtown School, with good access to other facilities in Baschurch. ...it is not widely visible in the wider landscape and is in arable cultivation (no loss of biodiversity). Care would be required to conserve all significant trees and hedges on the boundary."
Planning history or designations	No history or designations
Land ownership, land agreements and delivery statements	Site is in dual ownership. Agent has confirmed that there is an agreement between the two owners and that the land would be released.
Access to services/employment areas	Good access to village services including school, village hall and recreation land.
Other constraints	
General site related benefits	
Transport and Highways related benefits	Possible improvements to Eyton Lane.
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).
Other relevant information	Includes site BAS004

Baschurch: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area- Cropmark archaeology of possible local significance present at S end of site, so archaeological mitigation will be required.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar consultation zone.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Internal & boundary hedgerows and mature trees.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	Less than 10% of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

This is a large site in agricultural use on the east edge of the village to the south of Eyton Lane. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access amenity green space and young people's recreation facilities as well as a childrens play area and for flood risk. It scores negatively for being within the buffer zone of Baschurch Centre Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

Baschurch: Submission

The site scores well in terms of relationship to village services and facilities but Eyton Lane is single width beyond the school and has reported capacity issues especially at the beginning and end of the school day. A preferred solution to the issues relating to school traffic is for a drop off facility to be created in connection to development of land to the north of the school with access off of Station Road.

Conclusion

Potential windfall site	No
Realistic site	Possible alternative site to BAS035 (including school drop off) if access onto Station Road is not satisfactory.

Recommendation

Allocation in Final Plan	No
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Baschurch: Submission

Site Ref: BAS022		Site Name: Land east of Kings Drive
Size (ha)	2.00	
Indicative capacity	60	
General location	East of village and recent development at Loveridge Drive and Jaras Drive.	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel	
Current use	Agriculture	
Topography	Level site	
Adjoining land uses and boundary features	Residential to west, agricultural to north and east. Playing field to the south. Boundary is marked by hedgerows with trees even along west boundary (with residential area) where the original hedges have been retained. Post and rail fence to south boundary.	
Local highway capacity/ constraints	More information about access point required – no obvious access	
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.	
Inherent landscape character²	General Landscape sensitivity across Baschurch is Low. Site not looked at by the Landscape Sensitivity and Capacity study.	
Planning history or designations		
Land ownership, land agreements and delivery statements	Site promoted – single ownership	
Access to services/employment areas	Good access to village services including school, village hall and bus services	
Other constraints		
General site related benefits		
Transport and Highways related benefits		
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).	
Other relevant information		

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area
Biodiversity	There are no known protected species on site but the following surveys will be

Baschurch: Submission

	<p>needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar consultation zone.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Boundary mature trees
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

This is a large site in agricultural use on the east edge of the village adjacent to recent development. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access amenity green space and young people's recreation facilities as well as a childrens play area and for flood risk. It scores negatively for being within the buffer zone of Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

The site scores well in terms of relationship to village services and facilities. Development in this location (east of the village) is generally supported by the community consultation responses but there is no obvious access to the site other than across adjoining land to the north.

Baschurch: Submission

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Allocation in Final Plan	No
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Baschurch: Submission

Site Ref: BAS023	Site Name: Land to the west side of Shrewsbury Road
Size (ha)	2.35
Indicative capacity	71
General location	West of village centre
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel
Current use	Agriculture – grazing land
Topography	undulating
Adjoining land uses and boundary features	Agriculture to west and south west, residential to north, east and south. Boundary is marked by fence and hedgerows with hedgerow trees. South west boundary is not marked as part of a larger field.
Local highway capacity/ constraints	Access acceptable
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.
Inherent landscape character²	The North Shropshire Landscape Sensitivity and Capacity Study found this parcel of land to have High/Medium landscape sensitivity and Low Housing Capacity, stating; “There is no capacity for housing development on this site due to its significant contribution to the character and setting of the settlement and the extensive views it offers over the wider landscape. It is an important area of green space within the settlement.
Planning history or designations	
Land ownership, land agreements and delivery statements	Site promoted for 75 dwellings – in single ownership
Access to services/employment areas	Good access to village services including school, village hall and bus services
Other constraints	
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments

Baschurch: Submission

Heritage	Site within 300m of a Conservation Area- Possible setting issues for Conservation Area
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar consultation zone.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Boundary hedgerows and mature trees. Development stand-off required around woodland copse to southern boundary.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

This is a large site in use as a agricultural grazing land on the western edge of the village to south west of the junction Shrewsbury Road with Nobold. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access outdoor sports and young people's recreation facilities as well as a childrens play area and for flood risk. It scores negatively for being adjacent to Baschurch Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

Baschurch: Submission

Whilst the site scores well in terms of relationship to village services and facilities, development in this area would represent a new direction of growth for Baschurch to south of Nobold. This area was previously defined by the NSLP as an Open Area. It is characteristically rural and open in nature and makes a significant contribution to the setting of the village. Development in this location is not supported by the community consultation responses received.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Allocation in Final Plan	No
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Baschurch: Submission

Site Ref: BAS024		Site Name: Land to the north side of Milford Road
Size (ha)	3.05	
Indicative capacity	92	
General location	South west of village to north of Milford Road	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel	
Current use	Agriculture	
Topography	Land slopes from east to west down towards River Perry	
Adjoining land uses and boundary features	Agriculture and equestrian to all sides except for some residential dwellings adjoining the south east corner of the site.	
Local highway capacity/ constraints	Access not currently acceptable, could would be easily achievable based on development scale – Improvements would be required.	
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.	
Inherent landscape character²	General Landscape sensitivity across Baschurch is Low. Site not looked at by the Landscape Sensitivity and Capacity study.	
Planning history or designations		
Land ownership, land agreements and delivery statements	Site promoted – may be able to offer an area of the site for a new doctors surgery.	
Access to services/employment areas	Reasonable access to village services including school, village hall and bus services	
Other constraints		
General site related benefits		
Transport and Highways related benefits		
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).	
Other relevant information		

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of two Conservation Areas
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence;

Baschurch: Submission

	<ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar consultation zone.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Boundary hedgerows and mature trees. Development stand-off required around woodland copse to north eastern boundary.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

This is a large site in agricultural use on the south western edge of the village. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, a childrens play area and for flood risk. It scores negatively for access to a primary school, access to a young people's recreation facility and for being within the buffer zones of 2 Conservation Areas (Baschurch Centre and Prescott). The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

The site does not score very well in terms of relationship to village services and facilities. It may be able to offer an area of land for a new doctors surgery but at present it is in a location not supported by the community consultation responses received.

Baschurch: Submission

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Allocation in Final Plan	No
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Baschurch: Submission

Site Ref: BAS025		Site Name: Land to the rear of Medley Farm
Size (ha)	1.21	
Indicative capacity	36	
General location	East of village	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel	
Current use	Agriculture – grazing pasture	
Topography	Relatively level site	
Adjoining land uses and boundary features	Agriculture to south, east and north east, residential to west and north west.	
Local highway capacity/ constraints	Access acceptable	
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.	
Inherent landscape character²	General landscape sensitivity across Baschurch is low. Site not looked at by the Landscape Sensitivity and Capacity study.	
Planning history or designations		
Land ownership, land agreements and delivery statements	Site promoted for up to 36 dwellings	
Access to services/employment areas	Reasonable access to village services including school, village hall and bus services	
Other constraints		
General site related benefits		
Transport and Highways related benefits		
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).	
Other relevant information		

Comments from internal consultees, plus Environment Agency site specific comments		
Heritage	Site within 300m of a Conservation Area- Possible setting issues for Conservation Area	
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence;	

Baschurch: Submission

	<ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar consultation zone.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Boundary hedgerows & trees
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	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	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

Well contained medium size site in agricultural use on the east side of village. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and flood risk. It scores negatively for access to a primary school, amenity greenspace, childrens play area, a young people's recreation facility, for being within the buffer zone of Prescott Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

The site does not score well in terms of relationship to village services and facilities but these are still reasonably accessible. Development in this location would be well contained and is generally supported by the community consultation responses received.

Conclusion

Baschurch: Submission

Potential windfall site	No
Realistic site	Yes

Recommendation

Allocation in Final Plan	Yes , subject to development guidelines stating: Development subject to satisfactory access, layout and design which will need to respect the setting of Prescott Conservation Area.
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Baschurch: Submission

Site Ref: BAS032	Site Name: Land at Nobold, Baschurch
Size (ha)	0.88
Indicative capacity	26
General location	West of village
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel
Current use	Overgrown scrub
Topography	Level site
Adjoining land uses and boundary features	Residential to north and north east, agricultural to south and west. Site contains some trees and there are a significant number on the boundaries together with hedgerows.
Local highway capacity/ constraints	More information about access point required
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.
Inherent landscape character²	The North Shropshire Landscape Sensitivity and Capacity Study found this parcel of land to have Medium landscape sensitivity and Medium/Low Housing Capacity, stating; "The site contributes to screening the settlement edge from the wider landscape." And "This site has limited if any capacity for housing development as it forms part of an intended finer grain settlement form and edge on the western side of the settlement..... consideration would have to be given to the visual, character and biodiversity effect of the loss of vegetation if any housing development were to be permitted, as this would, due to the small size of the site, require the inevitable loss of vegetation and trees. An ecological survey would be required."
Planning history or designations	
Land ownership, land agreements and delivery statements	Site promoted – in multiple ownership
Access to services/employment areas	Fairly good access to village services including school, village hall and bus services
Other constraints	Site served by an un adopted road
General site related benefits	
Transport and Highways related benefits	
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).

Baschurch: Submission

Other relevant information	
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site within 300m of a Conservation Area
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newt ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar consultation zone.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A SIGNIFICANT CONSTRAINT. Semi-natural area of scrub, hedgerows and mature trees. Relatively small site - suggest low density development if any at all.
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	Site has big challenges and may not be able to demonstrate 'safe development' in accordance with SFRA and PPS25/emerging NPPF. If put forward more work must be undertaken prior to allocation stage- As 09 check w/c bordering site.

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

Baschurch: Submission

This is a small site in lapsed agricultural use (scrub) on the western edge of the village. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, amenity green space, a childrens play area, a young people's recreation facility and for flood risk. It scores negatively for access to a primary school and for being immediately adjacent to Baschurch Centre Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

The site does not score very well in terms of relationship to village services and facilities. It is in a location not supported by the community consultation responses received.

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Allocation in Final Plan	No
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Baschurch: Submission

Site Ref: BAS033		Site Name: Land south of Ivy Patch
Size (ha)	0.19	
Indicative capacity	6	
General location	South east of village to south of residential properties Ivy Patch & Misty Dawn.	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel	
Current use	Grazing paddock	
Topography	Level site	
Adjoining land uses and boundary features	Residential to west and north and south, agricultural land east. Boundaries are mainly hedgerows.	
Local highway capacity/ constraints	Access onto B5067 would be acceptable although would need to cross residential curtilages of Ivy Patch or Misty Dawn	
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.	
Inherent landscape character²	General Landscape sensitivity across Baschurch is Low. Site not looked at by the Landscape Sensitivity and Capacity study.	
Planning history or designations		
Land ownership, land agreements and delivery statements	Site promoted	
Access to services/employment areas	Due to location at southern end of village, access to village services including school, village hall and recreation land is not very good. Access to doctors surgery is good as is access to bus service.	
Other constraints		
General site related benefits		
Transport and Highways related benefits		
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).	
Other relevant information		

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within a Conservation Area - Impact on the character of the Conservation Area needs to be considered
Biodiversity	There are no known protected species on site but the following surveys will be needed before development could commence;

Baschurch: Submission

	<ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar consultation zone.</p> <p>The site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A SIGNIFICANT CONSTRAINT. Conservation area. Small site, mature boundary trees - shading issues. Suggest very low density development if any at all.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Highly permeable geology and not in any SPZ
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

This is a small site to the rear of residential properties used as a paddock on the south eastern edge of the village. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport and for flood risk. It scores negatively for access to a primary school, access to any sport and recreation facility, and for being wholly within Prescott Conservation Area. The agricultural land quality is grade 2 - all sites in Baschurch are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

There is no obvious access to this site other than across a residential curtilage, it does not score well in terms of its relationship to village services and facilities and is wholly within a conservation area.

Baschurch: Submission

Conclusion

Potential windfall site	No
Realistic site	No

Recommendation

Allocation in Final Plan	No
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Baschurch: Submission

Site Ref: BAS034	Site Name: Land south west of railway line
Size (ha)	7.45 (includes BAS019 & 035)
Indicative capacity	224
General location	North west of village but south of Station Road. Site abuts railway line to north east – site includes former Boreatton Arms public house
Brownfield or Greenfield	Part brown, part green
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel
Current use	Agriculture to south with disused pub (Boreatton Arms) and stone merchants (industrial) to north
Topography	Level
Adjoining land uses and boundary features	Agriculture and recreation land to the south, railway line to east/ north east and residential linear development to north west along Station Road.
Local highway capacity/ constraints	More information about access point required
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.
Inherent landscape character²	General landscape sensitivity across Baschurch is low. Site not looked at by the Landscape Sensitivity and Capacity study.
Planning history or designations	
Land ownership, land agreements and delivery statements	Site not in single ownership but promotion material states that all parties are in agreement.
Access to services/employment areas	Good access to village services including school, village hall and bus services
Other constraints	
General site related benefits	
Transport and Highways related benefits	Promotion material states that development of site could facilitate re-opening of Baschurch railway station. The southern part of the site (BAS035) may be able to offer a drop off facility for Corbett School and alleviate existing traffic problems on Eyton Lane.
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within a Conservation Area - Any development would need to respect curtilage and setting of Listed station building and pump house and Conservation Area.

Baschurch: Submission

Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar consultation zone.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	Trees and hedgerows will be a minor constraint. Internal & boundary hedgerows and trees. Care in demolition of buildings / hard surface if tree retention appropriate in built area to northern part of site.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

This is a very large site in mixed use but mostly agricultural on the north east edge of the village to the south of Station Road and south west of the railway line and former station. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access amenity green space and young people's recreation facilities as well as a children's play area and for flood risk. It scores negatively for being partly within Baschurch Station Conservation Area and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

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The site scores well in terms of relationship to village services and facilities, particularly the southern part (BAS035). Development in this location is generally supported by the community consultation responses received but development of the whole site would not be required during this plan period.

Conclusion

Potential windfall site	No
Realistic site	Yes – southern part (BAS035)

Recommendation

Allocation in Final Plan	No – site too large for this plan period (see BAS035 – proposed allocation)
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Baschurch: Submission

Site Ref: BAS035		Site Name: Land off Station Rd
Size (ha)	7.06	
Indicative capacity	212	
General location	North east edge of the village to the south of Station Road.	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Whole village is covered by a minerals safeguarding area for superficial sand and gravel	
Current use	Agriculture	
Topography	Level site	
Adjoining land uses and boundary features	School playing field to south, agriculture to north and east, residential to west. Site is enclosed by hedgerows with access strip to north west onto Station Road.	
Local highway capacity/ constraints	More information about access point required	
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) Upgrade to Sewage Treatment Works in Baschurch - The Shropshire Water Cycle Study has identified that there is no current capacity at the WwTW for additional flows. A discharge consent would also be needed. However, there are no known physical constraints to upgrading the works or any constraints to setting a new discharge consent.	
Inherent landscape character²	General landscape sensitivity across Baschurch is low. Site not looked at by the Landscape Sensitivity and Capacity study.	
Planning history or designations		
Land ownership, land agreements and delivery statements	Site promoted and land owner has agreed to principle of providing a school drop off facility.	
Access to services/employment areas	Good access to village services including school, village hall and bus services	
Other constraints		
General site related benefits		
Transport and Highways related benefits	Development of this site could incorporate a 'drop off' facility for the Corbett School and alleviate existing traffic problems on Eyton Lane that are experienced at the beginning and end of the school day.	
Strategic fit	Parish Council has indicated a preference to allocation of sites to the north-east and east of the village. This is due to the landscape being less sensitive to the east and the area to the north east being better located to the village services and facilities including the station (should this re-open in the future).	
Other relevant information		

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

Baschurch: Submission

	<ul style="list-style-type: none"> ▪ Bats ▪ Reptiles <p>The site is adjacent to the Fenemere SSSI and Ramsar consultation zone.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 2km of Fenemere Ramsar, refer to HRA report.</p>
Trees	TREES & HEDGEROWS WILL BE A MINOR CONSTRAINT. Boundary trees and hedgerows.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this.
Countryside	No comments received
Environment Agency	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	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north and east of the village. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory bodies responses to date	None received.

Site Assessment Summary

This is a large site in agricultural use on the north east edge of the village to the south of Station Road. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to public transport, access to a primary school, access amenity green space and young people's recreation facilities as well as a children's play area and for flood risk. It scores negatively for being partly within the buffer zone of 2 Conservation Areas (Baschurch Centre & Baschurch Station) and the agricultural land quality is grade 2. All sites in Baschurch are grade 2. There are no known air quality issues. Risk of groundwater flooding issues would need to be taken into account.

The site scores well in terms of relationship to village services and facilities. Development in this location is generally supported by the community consultation responses received. Significant community benefit could be achieved by development of this site as it would be possible to create a 'drop off' facility for the Corbett School and alleviate existing traffic problems on Eyton Lane that are experienced at the beginning and end of the school day

Baschurch: Submission

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Allocation in Final plan	Yes , subject to development guidelines stating: Development subject to the provision of land to enable a school 'drop off' zone capable of accommodation coaches and other school traffic and satisfactory highway access.
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Notes for Stage 2b assessment

1. Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.
2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.