

Bomere Heath: Submission

Stage 1 Assessments

Summary Sheet

Settlement: Bomere Heath

Site Ref	Site Name	Stage 2	Comments
BOM001	Land north of Bomere Heath	Y	
BOM002	Land east of Bomere Heath	Y	
BOM003	Land east of Bomere Heath (North of Preston Gubbals Road)	Y	
BOM004/R	Land off Shrewsbury Road	Y	
BOM005	Land between off Windsor Lane	N	Site with consent and part redeveloped already
BOM006	Land south east of Bomere Heath	N	Site separated from village unless BOM004 developed (part of larger promoted area). Site not now being actively promoted in view of scale of development supported by Parish Council.
BOM007	Brook Road	N	Site less than 0.2 ha in size
BOM008	North of Cornfield Close	Y	
BOM012	Land at Broomhall Lane	Y	
BOM013	Land north of Baschurch Road, Bomere Heath	Y	
BOM014	Land south of Baschurch Road, Bomere Heath	Y	
BOM015/R	Land south west of Bomere Heath	N	Site not well related unless BOM004/R developed. Site not actively promoted.
BOM016	Land to the north west of Bomere Heath	N	Site separated from village unless BOM001 developed (part of larger promoted area). Site not now being actively promoted in view of scale of development supported by Parish Council.
BOM017	Land north east of Bomere Heath	Y	
BOM018/R	Land to the rear of The Crescent	Y	
BOM019/R	Land west of The Orchard	Y	
BOM020	Land south of Magnolia Close	Y	
BOM021	Land north east of Broomhall Lane	Y	
BOM022b/09	Land off Green Lane	Y	
BOM022a/09	Land off Green Lane	Y	

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Stage 1 Site Assessment: *Bomere Heath*

Site ref: BOM001		Site Name: Land north of Bomere Heath	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

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Recommendation: *Site progressed to Stage 2 assessment.*

Stage 1 Site Assessment: Bomere Heath

Site ref: BOM002		Site Name: Land east of Bomere Heath	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	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	N	

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	remainder is unlikely to be developable		
9	Site not currently promoted	N	

Recommendation: *Site progressed to Stage 2 assessment.*

Stage 1 Site Assessment: Bomere Heath

Site ref: BOM003		Site Name: Land east of Bomere Heath (North of Preston Gubbals Road)	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	
7	Site wholly or partially within:	N	

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	<ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 		
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *Site progressed to Stage 2 assessment.*

Stage 1 Site Assessment: Bomere Heath

Site ref: BOM004/R		Site Name: Land off Shrewsbury Road	
Criteria	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve 	N	

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	<ul style="list-style-type: none"> ▪ Ancient Woodland, ▪ Regionally Important Geological Site 		
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *Site progressed to Stage 2 assessment.*

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Stage 1 Site Assessment: *Bomere Heath*

Site ref: BOM005		Site Name: Land off Windsor Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	Y	Site with consent and part redeveloped already
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	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	Y	Site being developed

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Recommendation: *Site not progressed to Stage 2 assessment. Site with consent and part redeveloped already.*

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Stage 1 Site Assessment: *Bomere Heath*

Site ref: BOM006		Site Name: Land south east of Bomere Heath	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	Y	Site separated from village unless BOM004/R developed (part of larger promoted area).
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	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	Y	Site linked to BOM004/R and not now being actively promoted in view of scale of development supported by Parish Council.

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Recommendation: *Site not progressed to Stage 2 assessment. Site separated from village unless BOM004 developed (part of larger promoted area). Site not now being actively promoted in view of scale of development supported by Parish Council.*

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Stage 1 Site Assessment: *Bomere Heath*

Site ref: BOM007		Site Name: Brook Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site less than 0.2 ha in size
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

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

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Stage 1 Site Assessment: *Bomere Heath*

Site ref: BOM008		Site Name: North of Cornfield Close	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

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Recommendation: *Site progressed to Stage 2 assessment.*

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Stage 1 Site Assessment: *Bomere Heath*

Site ref: BOM012		Site Name: Land at Broomhall Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

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Recommendation: *Site progressed to Stage 2 assessment.*

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Stage 1 Site Assessment: *Bomere Heath*

Site ref: BOM013		Site Name: Land north of Baschurch Road, Bomere Heath	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

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Recommendation: *Site progressed to Stage 2 assessment.*

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Stage 1 Site Assessment: *Bomere Heath*

Site ref: BOM014		Site Name: Land south of Baschurch Road, Bomere Heath	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

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Recommendation: *Site progressed to Stage 2 assessment.*

Stage 1 Site Assessment: Bomere Heath

Site ref: BOM015/R		Site Name: Land south of Bomere Heath	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	Y	Divorced from village unless BOM004/R developed (part of larger promoted area).
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	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	N	

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	remainder is unlikely to be developable		
9	Site not currently promoted	Y	Site linked to BOM004/R and not now being actively promoted in view of scale of development supported by Parish Council.

Recommendation: *Site not progressed to Stage 2 assessment. Site not well related unless BOM004/R developed. Site not actively promoted in view of scale of development supported by Parish Council.*

Stage 1 Site Assessment: Bomere Heath

Site ref: BOM016		Site Name: Land to the north of Bomere Heath	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	Y	Separated from village unless BOM001 developed
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	
7	Site wholly or partially within:	N	

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	<ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 		
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	<i>Site not now being actively promoted in view of scale of development supported by Parish Council</i>

Recommendation: *site not progressed to Stage 2 assessment. Site separated from village unless BOM001 developed (part of larger promoted area). Site not now being actively promoted in view of scale of development supported by Parish Council.*

Stage 1 Site Assessment: Bomere Heath

Site ref: BOM017		Site Name: Land north east of Bomere Heath	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within:	N	

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	<ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 		
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment.*

Stage 1 Site Assessment: Bomere Heath

Site ref: BOM018/R		Site Name: Land to the rear of The Crescent	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within:	N	

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	<ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 		
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment.*

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Stage 1 Site Assessment: *Bomere Heath*

Site ref: BOM019/R		Site Name: Land west of The Orchard	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

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Recommendation: *site progressed to Stage 2 assessment.*

Stage 1 Site Assessment: Bomere Heath

Site ref: BOM020		Site Name: Land south of Magnolia Close	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	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	N	

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	remainder is unlikely to be developable		
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment.*

Stage 1 Site Assessment: Bomere Heath

Site ref: BOM021		Site Name: Land north east of Broomhall Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument 	N	

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	<ul style="list-style-type: none"> ▪ Registered Park or Garden. 		
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment.*

Stage 1 Site Assessment: Bomere Heath

Site ref: BOM022b/09		Site Name: Land off Green Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, 	N	

Bomere Heath: Submission

	<ul style="list-style-type: none"> ▪ Regionally Important Geological Site 		
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment.*

Stage 1 Site Assessment: Bomere Heath

Site ref: BOM022a/09		Site Name: Land off Green Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> ▪ Shrewsbury, ▪ a market town ▪ a key centre ▪ a hub ▪ an area covered by a cluster. 	N	
4	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Special Area of Conservation, ▪ Special Protection Area ▪ Ramsar Site. 	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> ▪ SSSI ▪ National Nature Reserve 	N	
6	Site wholly or partially within:	N	

Bomere Heath: Submission

	<ul style="list-style-type: none"> ▪ Shropshire Wildlife Site ▪ Local Nature Reserve ▪ Ancient Woodland, ▪ Regionally Important Geological Site 		
7	Site wholly or partially within: <ul style="list-style-type: none"> ▪ Scheduled Ancient Monument ▪ Registered Park or Garden. 	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment.*

Bomere Heath: Submission

Housing Site Assessment: Stage 2a

Settlement: Bomere Heath

Site ref: BOM001		Site Name: Land north of Bomere Heath		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Bomere Heath: Submission

Site ref: BOM001		Site Name: Land north of Bomere Heath		
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	+	Filled ground <1ha

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

Bomere Heath: Submission

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

Bomere Heath: Submission

Site Assessment: Stage 2a

Settlement: Bomere Heath

Site ref: BOM002		Site Name: Land east of Bomere Heath		
	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	-/+	-	Small area of site is within 480m.
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Bomere Heath: Submission

Site ref: BOM002		Site Name: Land east of Bomere Heath		
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	0	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

- 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

Bomere Heath: Submission

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

Bomere Heath: Submission

Site Assessment: Stage 2a

Settlement: Bomere Heath

Site ref: BOM003		Site Name: Land east of Bomere Heath (North of Preston Gubbals Rd)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Bomere Heath: Submission

Site ref: BOM003		Site Name: Land east of Bomere Heath (North of Preston Gubbals Rd)		
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	Protected trees along southern boundary
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	0	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

- 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

Bomere Heath: Submission

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

Bomere Heath: Submission

Site Assessment: Stage 2a

Settlement: Bomere Heath

Site ref: BOM004/R		Site Name: Land off 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	

Bomere Heath: Submission

Site ref: BOM004/R		Site Name: Land off Shrewsbury Road		
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	0	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

- 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

Bomere Heath: Submission

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

Bomere Heath: Submission

Site Assessment: Stage 2a

Settlement: Bomere Heath

Site ref: BOM008		Site Name: North of Cornfield Close		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	-	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Bomere Heath: Submission

Site ref: BOM008		Site Name: North of Cornfield Close		
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

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

Bomere Heath: Submission

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

Bomere Heath: Submission

Site Assessment: Stage 2a

Settlement: Bomere Heath

Site ref: BOM012		Site Name: Land at Broomhall 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	

Bomere Heath: Submission

Site ref: BOM012		Site Name: Land at Broomhall Lane		
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

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

Bomere Heath: Submission

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

Bomere Heath: Submission

Site Assessment: Stage 2a

Settlement: Bomere Heath

Site ref: BOM013		Site Name: Land north of Baschurch Road, Bomere Heath		
	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:			Only small part within 480m of a children's play area
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ 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	

Bomere Heath: Submission

Site ref: BOM013		Site Name: Land north of Baschurch Road, Bomere Heath		
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

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

Bomere Heath: Submission

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

Bomere Heath: Submission

Site Assessment: Stage 2a

Settlement: Bomere Heath

Site ref: BOM014		Site Name: Land south of Baschurch Road, Bomere Heath		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Bomere Heath: Submission

Site ref: BOM014		Site Name: Land south of Baschurch Road, Bomere Heath		
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	Single TPO
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

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

Bomere Heath: Submission

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

Bomere Heath: Submission

Site Assessment: Stage 2a

Settlement: Bomere Heath

Site ref: BOM017		Site Name: Land north east of Bomere Heath		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	0	Most moderate, part low
	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	

Bomere Heath: Submission

Site ref: BOM017		Site Name: Land north east of Bomere Heath		
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	Individual TPO's, but in existing developed area
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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- 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

Bomere Heath: Submission

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

Bomere Heath: Submission

Site Assessment: Stage 2a

Settlement: Bomere Heath

Site ref: BOM018/R		Site Name: Land to the rear of The Crescent		
	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	

Bomere Heath: Submission

Site ref: BOM018/R		Site Name: Land to the rear of The Crescent		
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	0	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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- 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

Bomere Heath: Submission

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

Bomere Heath: Submission

Site Assessment: Stage 2a

Settlement: Bomere Heath

Site ref: BOM019/R		Site Name: Land west of The Orchard		
	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	

Bomere Heath: Submission

Site ref: BOM019/R		Site Name: Land west of The Orchard		
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

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

Bomere Heath: Submission

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

Bomere Heath: Submission

Site Assessment: Stage 2a

Settlement: Bomere Heath

Site ref: BOM020		Site Name: Land south of Magnolia Close		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a 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	

Bomere Heath: Submission

Site ref: BOM020		Site Name: Land south of Magnolia Close		
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

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

Bomere Heath: Submission

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

Bomere Heath: Submission

Site Assessment: Stage 2a

Settlement: Bomere Heath

Site ref: BOM021		Site Name: Land north east of Broomhall 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	

Bomere Heath: Submission

Site ref: BOM021		Site Name: Land north east of Broomhall Lane		
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	0	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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- 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

Bomere Heath: Submission

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

Bomere Heath: Submission

Site Assessment: Stage 2a

Settlement: Bomere Heath

Site ref: BOM022b/09		Site Name: Land off Green Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
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	

Bomere Heath: Submission

Site ref: BOM022b/09		Site Name: Land off Green Lane		
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	Group TPO's
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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- 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

Bomere Heath: Submission

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

Bomere Heath: Submission

Site Assessment: Stage 2a

Settlement: Bomere Heath

Site ref: BOM022a/09		Site Name: Land off Green Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
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	

Bomere Heath: Submission

Site ref: BOM022a/09		Site Name: Land off Green Lane		
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	Group TPO's
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

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

Bomere Heath: Submission

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

Bomere Heath: Submission

Housing Site Assessment: Stage 2b

Site Ref: BOM001	Site Name: Land north of Bomere Heath
Size (ha)	5.7
Indicative capacity	172
General location	The site is located on the northern edge of Bomere Heath, off Merrington Road, north of the Brook Road residential area.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is adjacent to a Mineral Safeguarding Area
Current use	Agriculture
Topography	Gently sloping land generally falling towards the settlement.
Adjoining land uses and boundary features	To the north, east and west, the site is adjacent to agricultural land. To the west, the site is directly adjacent to Merrington Road. To the south, the site is adjacent to the Brook Road residential area.
Local highway capacity/ constraints	Access acceptable - Links through to existing residential Cycle Access not currently acceptable but could be easily achievable.
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Bomere Heath.
Inherent landscape character²	<p>The Shrewsbury Landscape Sensitivity and Capacity Report combines the site with BOM016, BOM008 and BOM003 and refers to the area as Bomere O4, which is described as having a medium landscape sensitivity. The area is gently sloping land falling generally towards the settlement from the north. It consists of two fields with low cut hedges, one large and the other medium, divided by a stream with limited riparian vegetation. The area is fairly well contained with the exception of the northern part of the large field.</p> <p>Bomere 04 is assessed as of high/medium capacity for housing development:</p> <p>In landscape terms the area has some capacity for housing providing this does not extend up the slopes beyond the northern half of the large field to the north. A wide stream corridor would have to be retained and enhanced. There is an opportunity of improving the settlement edge with appropriate planting and edge treatment to form a permanent edge to this side of the village. The relationship and connection with the main part of the settlement is a separate issue which would require very careful consideration and may not be satisfactorily achieved.</p>
Planning history or designations	No planning history or designations.
Land ownership, land agreements and delivery statements	Site being promoted by Berrys, Shrewsbury.
Access to services/employment areas	The site is within easy walking distance of the village centre and a bus stop with a regular service but not the primary school. There are no public footpaths in the immediate vicinity of the site.
Other constraints	None known
General site related	None identified

Bomere Heath: Submission

benefits	
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	None known

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Possible large Iron Age settlement present on site - archaeological assessment and evaluation required prior to submission of a planning application.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ 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 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 5km of Fenemere Reserve, refer to HRA report.</p>
Trees	Minor tree and hedgerow constraints. Boundary trees & hedgerows.
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	No comments received
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	Flood Risk is either not an issue or can be appropriately managed

Bomere Heath: Submission

Agency	
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 south of Bomere Heath, linking together the existing village core and sports facilities to the south. 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 specific to this site.

Site Assessment Summary

The site is greenfield land, in agricultural use, located on the northern edge of Bomere Heath, off Merrington Road and adjacent to the existing built area of the village. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, previous industrial or potentially contaminative use and access to 2 out of five key amenities and facilities. However, it does score negatively for access to 3 out of five key amenities and facilities, access to a primary school and grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The stage 2b assessment indicates this site is relatively well contained and is considered to have some capacity in landscape terms for housing providing this does not extend up the slopes beyond the northern half of the large field to the north. Vehicular access into the site is considered acceptable, although improvements could be made to enhance cycle opportunities. It is considered further assessments of potential surface water flood risk and archaeological value would be required. Overall, the stage 2a and 2b assessments indicate this site could be considered as a realistic option. However, given the overall level of growth required for Bomere Heath and the local aspiration for this growth to take place primarily to the south of the settlement in order to link up the village core and the sporting facilities, this site is not preferred for development.

Conclusion

Potential windfall site	NO
Realistic site	YES

Recommendation

Allocation in Final Plan	NO- Although the sustainability appraisal provides an overall fair assessment of the site, the lack of community support for development north of Bomere Heath and limited level of development required for the settlement, means this site is not proposed as an allocation.
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Notes

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

Bomere Heath: Submission

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.

Bomere Heath: Submission

Site Ref: BOM002	Site Name: Land east of Bomere Heath
Size (ha)	3.3
Indicative capacity	99
General location	The site is located on the eastern edge of Bomere Heath, on the south of Preston Gubbals Road, east of existing housing on the Preston Gubbals Road and the Common.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agriculture
Topography	Site is relatively flat
Adjoining land uses and boundary features	The site is surrounded by agricultural land. To the north, the site is directly adjacent to Preston Gubbals Road and to the west there are residential dwellings, albeit separated from them by promoted site BOM012
Local highway capacity/ constraints	Access acceptable. Cycle Access not currently acceptable, could/would be easily achievable
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Bomere Heath.
Inherent landscape character²	No site specific assessment is available. Stage 2a assessment shows moderate general sensitivity for the area.
Planning history or designations	No planning history or designations.
Land ownership, land agreements and delivery statements	Site promoted by Berrys, Shrewsbury
Access to services/employment areas	The site is a little removed from the village centre but is within walking distance. It is within easy walking distance of a bus stop with a regular service and the primary school. A public footpath runs through the centre of the site.
Other constraints	There is a public footpath crossing the site which would need to be maintained as part of any development.
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	None known

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
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 ▪ Great Crested Newts

Bomere Heath: Submission

	<ul style="list-style-type: none"> ▪ 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 5km of Fenemere Reserve, refer to HRA report.</p>
Trees	Minor tree and hedgerow constraints. Boundary trees & 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	No comments received
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	<p>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south of Bomere Heath, linking together the existing village core and sports facilities to the south.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.</p>
Statutory bodies responses to date	None specific to this site.

Site Assessment Summary

The site is greenfield land, in agricultural use, located on the eastern edge of Bomere Heath, on the south of Preston Gubbals Road. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of five key amenities and facilities. However, it does score negatively for access to 3 out of five key amenities and facilities, access to the primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

Bomere Heath: Submission

The stage 2b assessment indicates that vehicular access into the site is acceptable, although improvements to cycle opportunities could be made. Whilst the site does not have a specific landscape assessment, the broad 2a assessment indicates the site is moderately sensitive which could limit the capacity or design of any proposal.

Overall, the stage 2a and 2b assessments identify this site as being a realistic option. However, given the overall level of growth identified for Bomere Heath and taking into account local opinion expressing the desire to see growth to the south of the village to join up the village core and the sporting facilities, the site is not preferred for development.

Conclusion

Potential windfall site	NO
Realistic site	YES

Recommendation

Allocation in Final Plan	NO - Although the sustainability appraisal provides an overall fair assessment of the site, the lack of community support for development east of Bomere Heath and limited level of development required for the settlement means this site is not proposed as an allocation.
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Notes

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

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

Bomere Heath: Submission

Site Ref: BOM003	Site Name: Land east of Bomere Heath (North of Preston Gubbals Road)
Size (ha)	3.1
Indicative capacity	91
General location	The site is located on the eastern edge of Bomere Heath, to the north of Preston Gubbals Road. The site is adjacent to an existing residential area (Cornfield Close).
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agriculture
Topography	Gently sloping land generally falling towards the settlement.
Adjoining land uses and boundary features	To the north, south and east, the site is adjacent to agricultural land. To the south, the site is directly adjacent to Preston Gubbals Road and to the west, the site is adjacent to an existing residential area (Cornfield Close).
Local highway capacity/ constraints	Access acceptable. Cycle access not currently acceptable, could be easily achievable- Links through to existing residential essential
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Bomere Heath.
Inherent landscape character²	<p>The Shrewsbury Landscape Sensitivity and Capacity Report combines the site with BOM016, BOM008 and BOM003 and refers to the area as Bomere O4, which is described as having a medium landscape sensitivity. The area is gently sloping land falling generally towards a settlement from the north. It consists of two fields with low cut hedges, one large and the other medium, divided by a stream with limited riparian vegetation. The area is fairly well contained with the exception of the northern part of the large field.</p> <p>Bomere O4 is assessed as of high/medium capacity for housing development</p> <p>In landscape terms the area has some capacity for housing providing this does not extend up the slopes beyond the northern half of the large field to the north. A wide stream corridor would have to be retained and enhanced. There is an opportunity of improving the settlement edge with appropriate planting and edge treatment to form a permanent edge to this side of the village. The relationship and connection with the main part of the settlement is a separate issue which would require very careful consideration and may not be satisfactorily achieved.</p>
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site being promoted by Berrys, Shrewsbury.
Access to services/employment areas	The site is a little removed from the village centre but is within walking distance. It is within easy walking distance of a bus stop with a regular service but not the primary school. There is a public footpath to the south of the site.
Other constraints	None known
General site related	None identified

Bomere Heath: Submission

benefits	
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	None known

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ 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 5km of Fenemere Reserve, refer to HRA report.</p>
Trees	Minor tree and hedgerow constraints. Boundary trees & hedgerows. TPO trees adjacent 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	Less than 10% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	No comments received
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 south of Bomere Heath, linking together the existing village core and sports facilities to the south.

Bomere Heath: Submission

	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 specific to this site

Site Assessment Summary

The site is greenfield land, in agricultural use located on the eastern edge of Bomere Heath, to the north of Preston Gubbals road. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities, access to a primary school, the site is within 300m of a scheduled ancient monument and the site on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The stage 2b assessment identifies that vehicular access is acceptable but that improvements would need to be made to encourage cycle opportunities. The landscape sensitivity assessment indicates this area does have some capacity for housing, and there could be opportunities to incorporate improvements to the settlement edge, although the relationship with the main settlement will need to be carefully considered.

Overall, the stage 2a and stage 2b assessments indicate this site is considered a realistic option for development. However, some sustainability concerns have been raised about the wider relationship with the settlement, especially over the proximity of the site to amenities and services. Given the overall level of growth identified for the village, and that the emerging community aspiration is to see development to the south of the settlement as a preference, this site is not preferred for development.

Conclusion

Potential windfall site	NO
Realistic site	YES

Recommendation

Allocation in Final Plan	NO- The sustainability appraisal provides a fairly poor assessment of the site, given that it is located more than 480metres or 10 minutes walk from the school and is within 300 metres of a Scheduled Ancient Monument. The lack of community support for development east of Bomere Heath and limited level of development required for the settlement means this site is not proposed as an allocation.
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Notes

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

2. The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on

Bomere Heath: Submission

the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.

Bomere Heath: Submission

Site Ref: BOM004/R	Site Name: Land off Shrewsbury Road
Size (ha)	5.2
Indicative capacity	157
General location	The site is located on the southern edge of Bomere Heath on land off Shrewsbury Road and Whitehouse Lane. The site is adjacent to existing housing areas (including the Crescent) and Bomere Heath Primary School.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agriculture
Topography	Site is relatively flat
Adjoining land uses and boundary features	To the north, the site is adjacent to a Whitehouse Lane, agricultural land, the Crescent existing residential area and Bomere Heath Primary School. To the east, the site is directly adjacent Shrewsbury Road and existing housing off this road. To the south and west, the site is adjacent to agricultural land.
Local highway capacity/ constraints	Access acceptable - may require improvement to Whitehouse Lane, footway extension. Cycle access not currently acceptable, maybe achievable if full site was developed.
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Bomere Heath.
Inherent landscape character²	The site is assessed as of medium landscape sensitivity: The area is a former playing field, now fallow, which lies on rising ground to the south of the village. It is widely visible from the southern approach and other roads and in effect is the most exposed part of the village. The adjacent settlement edge is modest but is established and not unattractive. The site is assessed as of medium capacity for housing development: The area may have capacity for housing but only in the longer-term after significant advance native planting is carried out the reasons set out in sensitivity assessment.
Planning history or designations	Former village cricket ground.
Land ownership, land agreements and delivery statements	Site promoted by Kembertons for Galliers Homes.
Access to services/employment areas	The site is within easy walking distance of the village centre and a bus stop with a regular service. It is also adjacent to the primary school and a public footpath runs north of the site from Whitehouse Lane.
Other constraints	None known.
General site related benefits	The proposal includes extensive tree planting as an extension to the Bomere Plantation and additional footpath links from Whitehouse Lane. This will provide improved pedestrian access to the existing recreational facilities to the south of Bomere Heath, which at present cannot be accessed from the village on foot other than walking down the main road which has no footpath.
Transport and	None identified

Bomere Heath: Submission

Highways related benefits	
Strategic fit	Nothing identified
Other relevant information	Site promoters have submitted an Ecological Scoping report and Highways and Drainage report. The Ecological Scoping Report concludes that the site and surroundings have unremarkable vegetation throughout consisting of common agricultural species. The Highways and Drainage Report concludes that the site is very sustainable, being well related to the settlement and within acceptable walking distance of the village facilities. There are no known infrastructure difficulties in terms of access and the development would have no demonstrable effect on the safe movement and free flow of traffic on Shrewsbury Road or the wider highway network. The site has been assessed for flood risk and it is considered that the development will have no risk of flooding and will also not pose a risk to areas outside the site.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within 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 5km of Fenemere Reserve, refer to HRA report</p>
Trees	Minor tree and hedgerow constraints. Boundary trees & 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	No comments received
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

Bomere Heath: Submission

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 south of Bomere Heath, linking together the existing village core and sports facilities to the south. 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 specific to this site.

Site Assessment Summary

The site is greenfield land, in agricultural use, located on the southern edge of Bomere Heath on land off Shrewsbury Road and Whitehouse Lane. It is adjacent to the existing built area of Bomere Heath and existing primary school and is in close proximity to the village centre. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to the primary school and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The stage 2b assessment indicates that although being widely visible from the southern approach, the site has a medium capacity for new housing. Access to the site is considered acceptable, although potential footpath and cycle improvements footpath have been proposed. The site’s location is within easy walking distance of the village centre and, as the sustainability appraisal pointed out, is well connected to the primary school.

The site is generally seen as being favoured by respondents who have identified the potential benefits of development in this area as encouraging links between the existing village core. It is also considered the site offers potential to provide improved pedestrian access from the village to the existing recreational facilities to the south.

Overall, the site is considered to be in a sustainable location, offers opportunities to link up the village core and the sporting facilities, is of an appropriate scale and has community support. For these reasons, this site is preferred for future development.

Conclusion

Potential windfall site	NO
Realistic site	YES

Recommendation

Preferred option	YES - The outcome of the sustainability appraisal and manner in which the site accords with the community’s aspirations, both in terms of being located in the south of the village and providing links between the village and existing recreational facilities, means this site is proposed as a
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Bomere Heath: Submission

	preferred option.
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Recommendation

Allocation in Final Plan	Yes, subject to development guidelines stating: Development subject to a new access from Shrewsbury Road, and the provision of public open space, a new footway along Shrewsbury Road and a cycle and footpath link to the football and cricket pitches to the south.
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Notes

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

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

Bomere Heath: Submission

Site Ref: BOM008	Site Name: North of Cornfield Close
Size (ha)	0.2
Indicative capacity	6
General location	The site is located on the northern edge of Bomere Heath off Cornfield Close.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Amenity green space
Topography	Site is a small flat field.
Adjoining land uses and boundary features	To the north and east, the site is adjacent to agricultural land. To the south and west, the site is adjacent to Wheat Hill Rise and Cornfield Close/Brook Road residential area.
Local highway capacity/ constraints	Access acceptable - Links through to existing residential area. Cycle Access not currently acceptable, could be easily achievable.
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Bomere Heath.
Inherent landscape character²	<p>The Shrewsbury Landscape Sensitivity and Capacity Report combines the site with BOM016, BOM008 and BOM003 and refers to the area as Bomere O4, which is described as having a medium landscape sensitivity. The area is gently sloping land falling generally towards the settlement from the north. It consists of two fields with low cut hedges, one large and the other medium, divided by a stream with limited riparian vegetation. The area is fairly well contained with the exception of the northern part of the large field.</p> <p>Bomere 04 is assessed as of high/medium capacity for housing development:</p> <p>In landscape terms the area has some capacity for housing providing this does not extend up the slopes beyond the northern half of the large field to the north. A wide stream corridor would have to be retained and enhanced. There is an opportunity of improving the settlement edge with appropriate planting and edge treatment to form a permanent edge to this side of the village. The relationship and connection with the main part of the settlement is a separate issue which would require very careful consideration and may not be satisfactorily achieved.</p>
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment areas	The site is within easy walking distance of the village centre and a bus stop with a regular service but not the primary school. There are no public footpaths in the immediate vicinity of the site.
Other constraints	None known
General site related benefits	None identified
Transport and	None identified

Bomere Heath: Submission

Highways related benefits	
Strategic fit	
Other relevant information	Nothing identified

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ 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 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 5km of Fenemere Reserve, refer to HRA report.</p>
Trees	Minor/ limiting tree and hedgerow constraints. Boundary trees and hedges.
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 2 flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	11% of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	No comments received
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	Flood Risk is either not an issue or can be appropriately managed

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 south of Bomere Heath, linking together the existing village core and sports facilities to the south.
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Bomere Heath: Submission

	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 specific to this site

Site Assessment Summary

The site is greenfield land located on the northern edge of Bomere Heath off Cornfield Close. The site is quite small with capacity for approximately 6 dwellings and is located within the existing development boundary. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to the primary school, the site is on amenity green-space and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The stage 2b assessment indicates there is landscape capacity for new housing development. Access into the site is considered acceptable, although improvements could be made to encourage cycle movements. Although being considered within easy walking distance of the village centre there are no defined footpaths linking with the site.

Overall, it is considered that despite the site falling within the development boundary and there are no overarching technical constraints, there is concern over the sustainability of the site, especially as it is amenity greenspace. For this reason, and that community responses have indicated a general preference for development to the south of the village, it is considered not to allocate this site for development, or consider this site as potential windfall.

Conclusion

Potential windfall site	NO - Whilst the site falls within the development boundary and is of a size that would make it suitable for windfall development, the outcome of the sustainability appraisal, particularly in terms of the site being on amenity greenspace, means that overall sustainability of the site is judged to be poor.
Realistic site	NO

Recommendation

Allocation in Final Plan	NO
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Notes

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

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

Bomere Heath: Submission

Site Ref: BOM012	Site Name: Land at Broomhall Lane
Size (ha)	0.9
Indicative capacity	27
General location	The site is located on the eastern edge of Bomere Heath on land at Broomhall Lane. The site is adjacent to an existing residential area (The Common/Windsor Lane).
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agriculture
Topography	The site is undulating and forms a narrow strip to the rear of existing properties.
Adjoining land uses and boundary features	To the north, south and east, the site is adjacent to agricultural land. To the north and west, the site is adjacent to residential properties fronting The Common/Windsor Lane.
Local highway capacity/ constraints	Access is dependent upon another site being developed- Depends on Sites BOM002 and 021 for access. Cycle Access not currently acceptable, could be achievable.
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Bomere Heath.
Inherent landscape character²	No site specific assessment is available. Stage 2a assessments shows low general sensitivity for the area.
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment areas	The site is within easy walking distance of the village centre, a bus stop with a regular service and the primary school. There are no public footpaths in the immediate vicinity of the site although there are some in close proximity.
Other constraints	None known
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	None known

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
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

Bomere Heath: Submission

	<ul style="list-style-type: none"> ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>The site is within 5km of Fenemere Reserve, refer to HRA report</p>
Trees	Significant mature trees in site - limiting constraint
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	No comments received
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	<p>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south of Bomere Heath, linking together the existing village core and sports facilities to the south.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.</p>
Statutory bodies responses to date	None specific to this site.

Site Assessment Summary

The site is greenfield land, in agricultural use, located on the eastern edge of Bomere Heath on land at Broomhall Lane. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk , low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

Bomere Heath: Submission

The stage 2b assessment indicates that access is a concern because it is reliant on other sites being developed first. Whilst the site does not have a specific landscape capacity score, the broad assessment indicates the site has a generally low sensitivity. Apart from access, there were no other overarching constraints identified.

Overall, whilst the site is considered to be a realistic option, the concern over access and the general public aspiration to see development to the south of the village, means that this site is not preferred for development.

Conclusion

Potential windfall site	NO
Realistic site	YES – if access can be achieved via adjoining land.

Recommendation

Allocation in Final Plan	NO - Although the sustainability appraisal provides an overall good assessment of the site, the lack of community support for development east of Bomere Heath and limited level of development required for the settlement means this site is not proposed as an allocation.
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Notes

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

Bomere Heath: Submission

Site Ref: BOM013	Site Name: Land north of Baschurch Road, Bomere Heath
Size (ha)	2.4
Indicative capacity	70
General location	The site is located on the western edge of Bomere Heath, north of Baschurch Road, west of existing housing fronting Baschurch Road
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area
Current use	Unknown
Topography	Site is relatively flat
Adjoining land uses and boundary features	The site is surrounded by agricultural land, with the south east corner adjacent to residential dwellings fronting Baschurch Road, with the road forming the southern edge of the site..
Local highway capacity/ constraints	Access acceptable Cycle Access not currently acceptable, could be easily achievable
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Bomere Heath.
Inherent landscape character²	<p>The Shrewsbury Landscape Sensitivity and Capacity Mapping Report combines refers to the site as Bomere O3.</p> <p>It is assessed as having high/medium landscape sensitivity. The area is pasture fields with low hedges and fences and lies in open countryside to the west of the village in relatively open ground. The area has relatively limited intrinsic sensitivity in itself but visible from the approach road and forms part of the village's countryside setting.</p> <p>The site is assessed as having a / low landscape capacity for housing. The area has little capacity for housing as it is in open countryside with a highly tenuous link to the settlement.</p>
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted by owner
Access to services/employment areas	The site is a little removed from the village centre and is not near the primary school but is within walking distance. However, it is within easy walking distance of a bus stop with a regular service. There are a number of public footpaths in proximity to the site.
Other constraints	None known
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	None known

Bomere Heath: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ 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 5km of Fenemere Reserve, refer to HRA report</p>
Trees	Boundary trees may be design constraint
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	No comments received
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	<p>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south of Bomere Heath, linking together the existing village core and sports facilities to the south.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.</p>
Statutory bodies responses to date	None specific to this site.

Bomere Heath: Submission

Site Assessment Summary

The site is greenfield land, located on the western edge of Bomere Heath, north of Baschurch Road. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The stage 2b assessment raises concern over the potential visual impacts associated with the site's landscape character. Indeed, the landscape assessment concludes that the area has little capacity for housing as it is in open countryside with a highly tenuous link to the settlement. Access into the site is considered suitable and cycle opportunities are potentially viable. Whilst the site is considered to be removed from the main village core, there are a number of footpaths in close proximity to the site.

Overall, whilst the site is considered to be a realistic option, there is concern over the landscape impact from development in this area, and given that the general community aspiration is to see further development to the south of the village, this site is not preferred for development.

Conclusion

Potential windfall site	NO
Realistic site	YES

Recommendation

Allocation in Final Plan	NO - Although the sustainability appraisal provides an overall fair assessment of the site, the lack of community support for development north of Bomere Heath and limited level of development required for the settlement means this site is not proposed as an allocation.
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Notes

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

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

Bomere Heath: Submission

Site Ref: BOM014	Site Name: Land south of Baschurch Road, Bomere Heath
Size (ha)	0.5
Indicative capacity	15
General location	The site is located on the western edge of Bomere Heath, south of Baschurch Road, west of the Grove residential area.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area
Current use	Scrubland
Topography	Site is relatively flat
Adjoining land uses and boundary features	To the north, the site is adjacent to Baschurch Road and residential dwellings. To the east, the site is adjacent to an existing residential area (the Grove). To the south and west, the site is adjacent to a wooded area and a meadow.
Local highway capacity/ constraints	Access acceptable. Cycle Access not currently acceptable, could/would be easily achievable based on development scale.
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Bomere Heath.
Inherent landscape character²	<p>The Shrewsbury Landscape Sensitivity and Capacity Mapping Report combines refers to the site as Bomere O2.</p> <p>The site is assessed as of high/medium landscape sensitivity. The area is a highly enclosed series of small paddocks with hedges and large hedgerow trees on the western approach to the village. It provides a pleasant approach to the village and may have some intrinsic sensitivity in ecological terms. The area is not widely visible being screened from the south by landform.</p> <p>The site is assessed as of medium/low capacity for housing development. The area has little capacity for housing as part of the wider countryside setting for the village and due to its intrinsic sensitivities.</p>
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted by owner
Access to services/employment areas	The site is a little removed from the village centre and is not near the primary school but is within walking distance. However, it is within easy walking distance of a bus stop with a regular service. There are a number of public footpaths in proximity to the site.
Other constraints	None known
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant	None known

Bomere Heath: Submission

information	
Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ 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 5km of Fenemere Reserve, refer to HRA report.</p>
Trees	TPO'd tree on site will be design constraint.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	Less than 10% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	No comments received
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	<p>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south of Bomere Heath, linking together the existing village core and sports facilities to the south.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.</p>
Statutory bodies responses to date	None specific to this site

Bomere Heath: Submission

Site Assessment Summary

The site is greenfield land, located on the western edge of Bomere Heath, to the south of Baschurch Road. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school, the site has tree preservation orders and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The stage 2b assessment has raised concerns over the visual impact of development on this site as it is considered area has little capacity for housing as part of the wider countryside setting for the village and due to its intrinsic sensitivities. Access into the site is considered suitable and cycle improvements are a realistic potential. Whilst the site is removed from the village core, there are footpaths close by which offer adequate links. Aside from a TPO'd tree on site, there are no overriding flooding, heritage or ecological constraints on the site.

Overall, whilst the site is considered to be a realistic option, the concern over visual impact due to the site's intrinsic sensitivity, and the general public aspiration to see development to the south of the village, the site is not considered to be a preferred option for development.

Conclusion

Potential windfall site	NO
Realistic site	YES

Recommendation

Allocation in Final Plan	NO - Although the sustainability appraisal provides an overall fair assessment of the site, the lack of community support for development north of Bomere Heath and limited level of development required for the settlement means this site is not proposed as an allocation.
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Notes

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

Bomere Heath: Submission

Site Ref: BOM017		Site Name: Land north east of Bomere Heath
Size (ha)	10.6	
Indicative capacity	317	
General location	The site is located on the north-western edge of Bomere Heath, west of Merrington Road and the housing off that road.	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The South east corner of the site is within a Mineral Safeguarding Area	
Current use	Agriculture	
Topography	Flat topography on the north eastern side but slopes down to the south westerly corner considerably.	
Adjoining land uses and boundary features	The site is surrounded by land in agricultural use, but with the south and east sides adjacent to existing housing on Merrington Road and Baschurch Road. Merrington Road forms the eastern edge of the site.	
Local highway capacity/ constraints	Access not currently acceptable, could be easily achievable -Footway extension. Cycle Access not currently acceptable, maybe achievable if full site was developed	
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Bomere Heath.	
Inherent landscape character²	No site specific assessment available. Stage 2a assessment shows moderate general sensitivity for the area.	
Planning history or designations	No planning history or designations	
Land ownership, land agreements and delivery statements	Site promoted	
Access to services/employment areas	The site is within easy walking distance of the village centre and a bus stop with a regular service but not the primary school. A public footpath runs through the site.	
Other constraints	There is a public footpath crossing the site which would need to be maintained as part of any development.	
General site related benefits	None identified	
Transport and Highways related benefits	None identified	
Strategic fit	Nothing identified	
Other relevant information	None known	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
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

Bomere Heath: Submission

	<ul style="list-style-type: none"> ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site. 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 5km of Fenemere Reserve, refer to HRA report</p>
Trees	TPO'd trees on south-east of site will be design constraint
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	Less than 10% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	No comments received
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	<p>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south of Bomere Heath, linking together the existing village core and sports facilities to the south.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.</p>
Statutory bodies responses to date	None specific to this site.

Site Assessment Summary

The site is greenfield land in agricultural use, located on the north-western edge of Bomere Heath to the west of Merrington Road. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, low level of flood risk and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

Bomere Heath: Submission

The stage 2b assessment indicates that both vehicular and cycle access into the site could be made acceptable fairly easily at the proposed scale. Whilst there is not a specific landscape assessment, the stage 2a assessment indicates generally low sensitivity. The site is fairly remote from the village core, although it is acknowledged that access to a regular bus service is good and footpaths do link the site with the village. There are no overarching physical constraints identified.

Overall, whilst this site is considered a realistic option, the general public aspiration for growth is to the south of the village which offers better opportunities to link new development with both the village core and the village recreation facilities. For this reason, it is not considered to prefer this site for development.

Conclusion

Potential windfall site	NO
Realistic site	YES

Recommendation

Allocation in Final Plan	NO- Although the sustainability appraisal provides an overall fair assessment of the site, the lack of community support for development north of Bomere Heath and limited level of development required for the settlement means this site is not proposed as an allocation.
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Notes

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

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

Bomere Heath: Submission

Site Ref: BOM018/R	Site Name: Land to the rear of The Crescent
Size (ha)	1.2
Indicative capacity	36
General location	The site is located on the western edge of Bomere Heath on land rear to The Crescent.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agriculture
Topography	Site is relatively flat.
Adjoining land uses and boundary features	The site is surrounded by land in agriculture use, but with the east and part of the south of the site adjacent to the Crescent existing residential area.
Local highway capacity/ constraints	Access is dependent upon another site being developed - Depends on site BOM019/R for access and may require improvement of Whitehouse Lane. Cycle access not currently acceptable, maybe achievable if full site was developed.
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Bomere Heath.
Inherent landscape character²	No site specific assessment available. Stage 2a assessment shows low general sensitivity for the area.
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment areas	The site is within easy walking distance of the village centre, a bus stop with a regular service and the primary school. There is a public footpath in the vicinity of the site at The Crescent.
Other constraints	None known
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	None known

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
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

Bomere Heath: Submission

	<ul style="list-style-type: none"> ▪ Great Crested Newts ▪ 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 5km of Fenemere Reserve, refer to HRA report</p>
Trees	Limited tree constraints
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	No comments received
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	<p>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south of Bomere Heath, linking together the existing village core and sports facilities to the south.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.</p>
Statutory bodies responses to date	None specific to this site

Site Assessment Summary

The site is greenfield land, in agricultural use, located on the western edge of Bomere Heath to the rear of The Crescent. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

Bomere Heath: Submission

The stage 2b assessment raises concern over the vehicular access into the site, as this would depend on another site (BOM019/R) coming forward first. The broad landscape sensitivity is considered to be low, and therefore the site has capacity for housing. The site is considered to have good pedestrian links with the village centre. There are no overarching physical constraints identified.

Overall, whilst the site has potential to be considered as a realistic option because of its sustainability credentials, this is reliant upon establishing a suitable vehicular access. For the same reason, and that this is not seen as the community's favoured choice of direction, this site is not preferred for development.

Conclusion

Potential windfall site	NO
Realistic site	YES - dependent on access

Recommendation

Allocation in Final Plan	NO - Although the sustainability appraisal provides an overall good assessment of the site, the issues with access, lack of community support for development west of Bomere Heath and limited level of development required for the settlement means this site is not proposed as an allocation.
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Notes

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

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

Bomere Heath: Submission

Site Ref: BOM019/R	Site Name: Land west of The Orchard
Size (ha)	0.7
Indicative capacity	19
General location	The site is located on the western edge of Bomere Heath, off Whitehouse Lane and to the west of the Firs residential properties at the end of the Lane.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Scrubland and green space from a residential development
Topography	Site is relatively flat
Adjoining land uses and boundary features	The north, south and west of the site are adjacent to agricultural land, with the west directly adjacent to Bomere Plantation. To the east, the site is adjacent to a residential dwelling.
Local highway capacity/ constraints	Access may require improvement of Whitehouse Lane Cycle Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Bomere Heath.
Inherent landscape character²	No site specific assessment available. Stage 2a assessment shows low general sensitivity for the area.
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted by Kembertons
Access to services/employment areas	The site is within easy walking distance of the village centre, a bus stop with a regular service and the primary school. There is a public footpath in the vicinity of the site at The Crescent.
Other constraints	None known
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	None known

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
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

Bomere Heath: Submission

	<ul style="list-style-type: none"> ▪ Great Crested Newts ▪ Dormouse ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>The site is within 5km of Fenemere Reserve, refer to HRA report</p>
Trees	NW wooded boundary will be design constraint
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	No comments received
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	<p>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south of Bomere Heath, linking together the existing village core and sports facilities to the south.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.</p>
Statutory bodies responses to date	None specific to this site.

Site Assessment Summary

The site is on greenfield land, located on the western edge of Bomere Heath, off Whitehouse Lane. The Stage 2a assessment (sustainability appraisal) scores positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively

Bomere Heath: Submission

for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The stage 2b assessment indicates that there may be a need to upgrade the vehicular access off Whitehouse Lane, and that improvements to cycle provision should be sought. Whilst there is no detailed landscape assessment, the broad sensitivity of the site is considered to be low. The site is considered to be within easy walking distance of the village core, and pedestrian links benefits from the footpath at the Crescent. No overarching physical constraints have been identified. However, the general community view is for growth to be focussed on the south of the village and so enabling enhanced linkages between the village core and the recreation facilities.

Overall, whilst it is acknowledged this site is a realistic option if required, the lack of community support for development west of Bomere Heath and limited level of development required for the settlement means this site is not proposed as an allocation.

Conclusion

Potential windfall site	NO
Realistic site	YES

Recommendation

Allocation in Final Plan	NO - Although the sustainability appraisal provides an overall good assessment of the site, the lack of community support for development west of Bomere Heath and limited level of development required for the settlement means this site is not proposed as an allocation.
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Notes

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

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

Bomere Heath: Submission

Site Ref: BOM020	Site Name: Land south of Magnolia Close
Size (ha)	4.1
Indicative capacity	124
General location	The site is located on the southern edge of Bomere Heath, south of Magnolia Close and east of Shrewsbury Road.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agricultural
Topography	Site lies on rising ground to the south of the village.
Adjoining land uses and boundary features	Magnolia Close (housing) is to north. The rest of the site is adjacent to land in agricultural use, with Shrewsbury Road being the western edge of the site.
Local highway capacity/ constraints	Access not currently acceptable, could be easily achievable based on development scale - Footway extension. Cycle access not currently acceptable, could be easily achievable based on development scale - Footway improvements.
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Bomere Heath.
Inherent landscape character²	No site specific assessment available. Stage 2a assessment shows low general sensitivity for the area.
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment areas	The site is a little removed from the village centre although is within walking distance (subject to footway provision). It is in easy walking distance of a bus stop with a regular service and the primary school. A public footpath runs along the eastern boundary of the site.
Other constraints	None known
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	None known

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
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

Bomere Heath: Submission

	<ul style="list-style-type: none"> ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site.</p> <p>The Site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 5km of Fenemere Reserve, refer to HRA report</p>
Trees	Limited tree constraints
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and 1 flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	No comments received
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	<p>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south of Bomere Heath, linking together the existing village core and sports facilities to the south.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.</p>
Statutory bodies responses to date	None specific to this site.

Site Assessment Summary

The site is greenfield land, located on the southern edge of Bomere Heath, south of Magnolia Close and east of Shrewsbury Road. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

Bomere Heath: Submission

The stage 2b assessment indicates that whilst vehicular and cycle access is not currently acceptable they could easily be made so at the proposed development scale. The site is somewhat removed from the village, although it is acknowledged that the village core is within easy walking distance. However, the site does not fully correspond with the general community's aspiration for linking together the existing village core with the sports facilities to the south of the village, the sports facilities being on the western side of the Shrewsbury Road. For this reason and the overall limited level of development required for the settlement means this site is not proposed as an allocation.

Conclusion

Potential windfall site	NO
Realistic site	YES

Recommendation

Allocation in Final Plan	NO - Although the sustainability appraisal provides an overall good assessment of the site and accords with the community's preferred direction for growth, it does not meet the community's aspiration for linking together the existing village core with the sports facilities in the same way as BOM004 (which is on the same side of Shrewsbury Road as the facilities). The limited level of development required for the settlement means this site is not proposed as an allocation.
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Notes

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

Bomere Heath: Submission

Site Ref: BOM021	Site Name: Land north east of Broomhall Lane
Size (ha)	1.1
Indicative capacity	31
General location	The site is located on the eastern edge of Bomere Heath on land north east of Broomhall Lane, east of residential properties on Windsor Lane.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agriculture
Topography	Sloping, quite steeply.
Adjoining land uses and boundary features	Agricultural land to the north and east, paddocks and then agricultural land to the south and residential dwellings to the west. Broomhall Lane forms the south-western edge of the site.
Local highway capacity/ constraints	Access acceptable. Cycle access not currently acceptable, maybe achievable if full site was developed.
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Bomere Heath.
Inherent landscape character²	No site specific assessment available. Stage 2a assessment shows low general sensitivity for the area.
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment areas	The site is within easy walking distance of the village centre, a bus stop with a regular service and the primary school. There are no public footpaths in the immediate vicinity of the site.
Other constraints	None known
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	None known

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
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 ▪ Great Crested Newts

Bomere Heath: Submission

	<ul style="list-style-type: none"> ▪ Reptiles <p>The site is not in, adjacent to or within buffer zones of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>The site is within 5km of Fenemere Reserve, refer to HRA report</p>
Trees	Minor/limiting tree and hedgerow constraints. Boundary tree & hedges.
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	No comments received
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	<p>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south of Bomere Heath, linking together the existing village core and sports facilities to the south.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.</p>
Statutory bodies responses to date	None specific to this site.

Site Assessment Summary

The site is greenfield land, located on the east of Bomere Heath on land north east of Broomhall Lane. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 of five key amenities and facilities and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

Bomere Heath: Submission

The stage 2b assessment indicates that vehicular access is acceptable, but that improvements would be needed to encourage cycle movements. The site is fairly steeply sloping which could act as a design constraint. Whilst no overarching ecological, flooding or heritage constraints have been identified on the site, the site is contrary to the general community aspiration to see growth at the south of the village, linking up the village core and the settlement's recreation facilities.

Overall, the lack of community support when considered against the overall level of growth needed for the village means this site is not considered as a preferred allocation.

Conclusion

Potential windfall site	NO
Realistic site	YES

Recommendation

Allocation in Final Plan	NO - Although the sustainability appraisal provides an overall good assessment of the site, the lack of community support for development east of Bomere Heath and limited level of development required for the settlement means this site is not proposed as an allocation.
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Notes

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

Bomere Heath: Submission

Site Ref: BOM022a/09	Site Name: Off Green Lane, South
Size (ha)	0.3
Indicative capacity	8
General location	The site is located on the south-eastern edge of Bomere Heath on the south side of Green Lane.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Field
Topography	Relatively flat
Adjoining land uses and boundary features	There are residential properties immediately to the west, separated by strong hedges – the site has tree/hedge boundaries. There is a similar paddock to the north (BOM22b/09), with agricultural land to the east and south.
Local highway capacity/ constraints	Access acceptable (assuming that it can be satisfactorily achieved off Green Lane). Cycle Access not currently acceptable, maybe achievable if full site was developed.
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Bomere Heath.
Inherent landscape character²	No site specific assessment available. Stage 2a assessment shows low general sensitivity for the area, but this site is a small paddock adjoining a green lane with trees/hedges present with limited capacity for development.
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Land promoted by site owner
Access to services/employment areas	The site is within easy walking distance of the village centre, a bus stop with a regular service and the primary school. There are no public footpaths in the immediate vicinity of the site.
Other constraints	Potential impact on Green Lane
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	None known

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
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

Bomere Heath: Submission

	<ul style="list-style-type: none"> ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site. 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 5km of Fenemere Reserve, refer to HRA report</p>
Trees	Trees will be a design constraint - small TPO area to east of site
Environmental Health	No comments received
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	No comments received
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	<p>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the south of Bomere Heath, linking together the existing village core and sports facilities to the south.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.</p>
Statutory bodies responses to date	None specific to this site

Site Assessment Summary

The site is located in the south east of Bomere Heath to the south of Green Lane. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site does score negatively for access to 3 out of five key amenities and facilities, the site has tree preservation orders and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

This is a small contained site with limited capacity to accommodate development in view of its restricted potential access off Green Lane and its strong boundary features. The site is

Bomere Heath: Submission

outside the existing development boundary, but it is of a size that may make it suitable for a windfall development dependent on the detail of any proposals. For this to occur there would need to be a change to the development boundary. The site is too small to be identified as an allocation for development.

Conclusion

Potential windfall site	YES - although the site is outside the existing development boundary it is of a size that may make it suitable for windfall development dependent on access and the detail of any proposals.
Realistic site	NO – too small and constrained.

Recommendation

Allocation in Final Plan	NO – too small and constrained.
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Notes

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

Bomere Heath: Submission

Site Ref: BOM022b/09	Site Name: Off Green Lane, North
Size (ha)	0.3
Indicative capacity	9
General location	The site is located on the south-eastern edge of Bomere Heath on the north side of Green Lane.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Field
Topography	Relatively flat
Adjoining land uses and boundary features	Broomhall Lane forms the northern edge of the site, with agricultural land beyond. There is a single dwelling on the Lane to the east, again with agricultural land beyond. There are houses immediately to the west, separated from the site by a row of large trees - the site has tree/hedge boundaries. Green Lane forms the southern edge of the site, and there is a similar paddock to the south (BOM22a/09), with open agricultural land then beyond.
Local highway capacity/ constraints	Access acceptable. Cycle Access not currently acceptable, maybe achievable if full site was developed.
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Bomere Heath.
Inherent landscape character²	No site specific assessment available. Stage 2a assessment shows low general sensitivity for the area.
Planning history or designations	No planning history or designations.
Land ownership, land agreements and delivery statements	Land promoted by site owner
Access to services/employment areas	The site is within easy walking distance of the village centre, a bus stop with a regular service and the primary school. There are no public footpaths in the immediate vicinity of the site.
Other constraints	None known
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	None known

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
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

Bomere Heath: Submission

	<ul style="list-style-type: none"> ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within buffer zones of a designated site.</p> <p>The site is within an Environmental Network and any development should not create barriers or sever links between dependant sites in this Network in line with Policy CS17.</p> <p>The site is within 5km of Fenemere Reserve, refer to HRA report</p>
Trees	Trees will be a design constraint small tPO'd area to east of site
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and 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	No comments received
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	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, or there is an unmapped small watercourse - culverted water course running through site?
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 south of Bomere Heath, linking together the existing village core and sports facilities to the south.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.</p>
Statutory bodies responses to date	None specific to this site

Bomere Heath: Submission

Site Assessment Summary

The site is located in the south east of Bomere Heath to the north of Green Lane. The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk, low landscape sensitivity and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, the site has tree preservation orders and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The stage 2b site assessment indicates that access into the site is acceptable, although further improvements would need to be made to support a suitable cycle access. There are no overarching physical constraints identified. However, the general community view is to see development to the south of the village rather than to the south-east.

Overall, because of the limited development needs of the settlement and the general community aspiration to see development to the south of the village this site is not preferred for allocation. However, although the site is outside the existing development boundary it is of a size that may make it suitable for windfall development dependent on whether it is considered sufficiently integrated with/within the village. For this to occur there would need to be a change to the development boundary.

Conclusion

Potential windfall site	YES- although the site is outside the existing development boundary it is of a size that would make it suitable for windfall development dependent on whether it is considered sufficiently integrated with/within the village.
Realistic site	YES- although limited development potential given site size.

Recommendation

Allocation in Final Plan	NO- Although the sustainability appraisal provides an overall good assessment of the site, the lack of community support for development south east of Bomere Heath and limited level of development required overall for the settlement means this site is not proposed as an allocation.
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Notes

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

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