

Condover and Dorrington: Submission

Stage 1 Assessments

Summary Sheet

Stage 1 Assessment

Settlement: Condover Cluster

Site ref	Site Address	Stage 2	Comments
CON001	Land north of Condover	N	Divorced from village unless CON003 developed
CON002	Land adjacent to the Shrubbery	N	Site less than 0.2ha in size and not promoted
CON003	Land North of Condover CE School	Y	
CON004	Former Pumping Station site, Condover	Y	Brownfield site with potential if included in development boundary
CON005	Land east of the Shrewsbury road, Condover	Y	
CON006	Land opposite Primary School, Condover	Y	
CON007	Land at Home Farm, Condover	Y	
DOR001	Land South of Dorrington	Y	
DOR002	Land at Lower Fold	N	Site less than 0.2 ha in size
DOR003	Hall on Forge Way	N	Site less than 0.2 ha in size and with consent for housing
DOR004	Land off Forge Way, Dorrington	Y	
DOR005	Village Hall and Playingfield, The Maitlands	N	Site not promoted. Site used for new village hall and playing field
DOR006	24 The Bank	N	Site less than 0.2 ha in size
DOR007	Land to the rear of Sunny Cottages	Y	
DOR008	Church Bridge Piece, Dorrington	Y	
DOR009	Land North of Dorrington, adjacent to The Stables	Y	
DOR010	Land adj. Limes Paddock, Dorrington	Y	
DOR011	Land adj. Station Road, Dorrington	N	Site divorced from village and separated by railway line
DOR012	Land adj. Limes Paddock, Dorrington	Y	
DOR013	Land adj. The Maitlands, Dorrington	Y	
DOR014	Land at Station Road, Dorrington	Y	
DOR015	R. O. Post, Church Road, Dorrington	N	Site less than 0.2 ha in size
DOR017	Land adj. to Old Vicarage, Church Road, Dorrington	Y	

Condover and Dorrington: Submission

Stage 1 Site Assessment: *Condover*

Site ref: CON001		Site Name: Land north of Condover	
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 CON003 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: <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 not progressed to Stage 2 assessment. Site divorced from village unless CON003 developed*

Condover and Dorrington: Submission

Stage 1 Site Assessment: Condover

Site ref: CON002		Site Name: Land adjacent to the Shrubbery	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site less than 0.2ha 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	Y	Site not promoted

Recommendation: *site not progressed to Stage 2 assessment – Site less than 0.2ha in size and not promoted*

Condover and Dorrington: Submission

Stage 1 Site Assessment: *Condover*

Site ref: CON003		Site Name: Land North of Condover CE School	
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	Note amended proposals

Recommendation: *site progressed to Stage 2 assessment.*

Condover and Dorrington: Submission

Stage 1 Site Assessment: Condover

Site ref: CON004		Site Name: Former Pumping Station site	
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 ▪ 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. Brownfield site with potential if included in development boundary*

Condover and Dorrington: Submission

Stage 1 Site Assessment: *Condover*

Site ref: CON005		Site Name: Land east of the Shrewsbury 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: <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.*

Condover and Dorrington: Submission

Stage 1 Site Assessment: *Condover*

Site ref: CON006		Site Name: Land opposite School	
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	

Recommendation: *site progressed to Stage 2 assessment.*

Condover and Dorrington: Submission

Stage 1 Site Assessment: Condover

Site ref: CON007sd		Site Name: Land at Home Farm, Condover	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	1.44
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site would be adjacent to the proposed development boundary and is well related to existing residential development.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	A small part to the north of the site is within Flood Zone 3, however this would not prevent development on the remainder of the site.
9	Site not currently promoted ¹	N	Site promoted

Note 1:

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

- i) Predecessor local authority Local Plan Reviews or Local Development Framework preparation
- ii) SAMDev Issues and Options responses
- iii) SHLAA call for sites
- iv) Shropshire Council's Employment Land Review

Recommendation: Site progressed to Stage 2 assessment

Condover and Dorrington: Submission

Stage 1 Site Assessment: *Dorrington*

Site ref: DOR001		Site Name: Land South of Dorrington	
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	

Recommendation: *site progressed to Stage 2 assessment.*

Condover and Dorrington: Submission

Stage 1 Site Assessment: *Dorrington*

Site ref: DOR002		Site Name: Land at Lower Fold	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site less than 0.2ha 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	

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

Condover and Dorrington: Submission

Stage 1 Site Assessment: *Dorrington*

Site ref: DOR003		Site Name: Former Village Hall site Forge Way	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site less than 0.2ha in size
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	Site has planning consent for housing but not yet implemented. Former Hope Edwards hall.
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	

Recommendation: *site not progressed to Stage 2 assessment. Site less than 0.2 ha in size and with consent for housing*

Condover and Dorrington: Submission

Stage 1 Site Assessment: *Dorrington*

Site ref: DOR004		Site Name: Land off Forge Way, Dorrington	
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	

Recommendation: *site progressed to Stage 2 assessment.*

Condover and Dorrington: Submission

Stage 1 Site Assessment: Dorrington

Site ref: DOR005		Site Name: Village Hall and Playingfield, The Maitlands	
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	New Village Hall and playing field
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 not promoted

Recommendation: *Site not progressed to Stage 2 assessment. Site not promoted. Site used for new village hall and playing field*

Condover and Dorrington: Submission

Stage 1 Site Assessment: *Dorrington*

Site ref: DOR006		Site Name: 24 The Bank	
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	

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

Condover and Dorrington: Submission

Stage 1 Site Assessment: *Dorrington*

Site ref: DOR007		Site Name: Land to the rear of Sunny Cottages	
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	

Recommendation: *site progressed to Stage 2 assessment.*

Condover and Dorrington: Submission

Stage 1 Site Assessment: *Dorrington*

Site ref: DOR008		Site Name: Church Bridge Piece, Dorrington	
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	

Recommendation: *site progressed to Stage 2 assessment.*

Condover and Dorrington: Submission

Stage 1 Site Assessment: *Dorrington*

Site ref: DOR009		Site Name: Land North of Dorrington, adjacent to The Stables	
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	

Recommendation: *site progressed to Stage 2 assessment.*

Condover and Dorrington: Submission

Stage 1 Site Assessment: *Dorrington*

Site ref: DOR010		Site Name: Land adj. Limes Paddock, Dorrington	
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	

Recommendation: *site progressed to Stage 2 assessment.*

Condover and Dorrington: Submission

Stage 1 Site Assessment: *Dorrington*

Site ref: DOR011		Site Name: Land adj. Station Road, Dorrington	
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, separated by railway line
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	

Recommendation: *site not progressed to Stage 2 assessment. Site divorced from village and separated by railway line*

Condover and Dorrington: Submission

Stage 1 Site Assessment: *Dorrington*

Site ref: DOR012		Site Name: Land adj. Limes Paddock, Dorrington	
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	

Recommendation: *site progressed to Stage 2 assessment.*

Condover and Dorrington: Submission

Stage 1 Site Assessment: *Dorrington*

Site ref: DOR013		Site Name: Land adj. The Maitlands, Dorrington	
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	

Recommendation: *site progressed to Stage 2 assessment.*

Condover and Dorrington: Submission

Stage 1 Site Assessment: *Dorrington*

Site ref: DOR014		Site Name: Land at Station Road, Dorrington	
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	

Recommendation: *site progressed to Stage 2 assessment.*

Condover and Dorrington: Submission

Stage 1 Site Assessment: *Dorrington*

Site ref: DOR015		Site Name: R.O. Post, Church Road, Dorrington	
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	

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

Condover and Dorrington: Submission

Stage 1 Site Assessment: *Dorrington*

Site ref: DOR017		Site Name: Land adj. to Old Vicarage	
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	Adjacent to the development boundary. Access is within development boundary.
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	

Recommendation: *site progressed to Stage 2 assessment*

Condover and Dorrington: Submission

Site Assessment: Stage 2a

Settlement: Dorrington and Condover Cluster

Site ref: CON003		Site Name: Land North of Condover CE School		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a 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	

Condover and Dorrington: Submission

Site ref: CON003		Site Name: Land North of Condover CE School		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	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

Condover and Dorrington: Submission

Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Condover and Dorrington: Submission

Site Assessment: Stage 2a

Settlement: Dorrington and Condover Cluster

Site ref: CON004		Site Name: Former Pumping Station site, Condover		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	Brownfield site
	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	

Condover and Dorrington: Submission

Site ref: CON004		Site Name: Former Pumping Station site, Condover		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Conservation Area buffer
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	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	+	Brownfield site
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m

Condover and Dorrington: Submission

Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Condover and Dorrington: Submission

Site Assessment: Stage 2a

Settlement: Dorrington and Condover Cluster

Site ref: CON005		Site Name: Land east of Shrewsbury road, Condover		
	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	

Condover and Dorrington: Submission

Site ref: CON005		Site Name: Land east of Shrewsbury road, Condover		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Conservation Area buffer
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	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 2
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m

Condover and Dorrington: Submission

Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Condover and Dorrington: Submission

Site Assessment: Stage 2a

Settlement: Dorrington and Condover Cluster

Site ref: CON006		Site Name: Land opposite School, Condover		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Condover and Dorrington: Submission

Site ref: CON006		Site Name: Land opposite School, Condover		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	-	Conservation Area buffer & registered park buffer
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	0	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m

Condover and Dorrington: Submission

Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Condover and Dorrington: Submission

Site Assessment: Stage 2a

Settlement: Condover

Site ref: CON007sd		Site Name: Land at Home Farm Condover		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	-	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	+	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	Moderate
	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	

Condover and Dorrington: Submission

Site ref: CON007sd		Site Name: Land at Home Farm Condover		
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	--	Within 300m of Conservation Area and registered park
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	Small part of the site is within flood zones 3 & 2
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

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

Condover and Dorrington: 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

Condover and Dorrington: Submission

Site Assessment: Stage 2a

Settlement: Dorrington and Condover Cluster

Site ref: DOR001		Site Name: Land South of Dorrington		
	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 a small area of the site is within 480m
	▪ 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	

Condover and Dorrington: Submission

Site ref: DOR001		Site Name: Land South of Dorrington		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	Zone 3 along southern boundary
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m

Condover and Dorrington: Submission

Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Condover and Dorrington: Submission

Site Assessment: Stage 2a

Settlement: Dorrington and Condover Cluster

Site ref: DOR004		Site Name: Land off Forge Way, Dorrington		
	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	

Condover and Dorrington: Submission

Site ref: DOR004		Site Name: Land off Forge Way, Dorrington		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Historic landfill buffer
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m

Condover and Dorrington: Submission

Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Condover and Dorrington: Submission

Site Assessment: Stage 2a

Settlement: Dorrington and Condover Cluster

Site ref: DOR007		Site Name: Land to the rear of Sunny Cottages		
	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	

Condover and Dorrington: Submission

Site ref: DOR007		Site Name: Land to the rear of Sunny Cottages		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Historic landfill buffer
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

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

Condover and Dorrington: Submission

Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Condover and Dorrington: Submission

Site Assessment: Stage 2a

Settlement: Dorrington and Condover Cluster

Site ref: DOR008		Site Name: Church Bridge Piece, Dorrington		
	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	

Condover and Dorrington: Submission

Site ref: DOR008		Site Name: Church Bridge Piece, Dorrington		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Zone 3 affects south-eastern corner
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- /0	0	Historic landfill buffer
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	Railway adjacent to east

Notes

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

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m

Condover and Dorrington: Submission

Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Condover and Dorrington: Submission

Site Assessment: Stage 2a

Settlement: Dorrington and Condover Cluster

Site ref: DOR009		Site Name: Land North of Dorrington, adjacent to The Stables		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	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	

Condover and Dorrington: Submission

Site ref: DOR009		Site Name: Land North of Dorrington, adjacent to The Stables		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- /0	0	Historic landfill buffer
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m

Condover and Dorrington: Submission

Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Site Assessment: Stage 2a

Settlement: Dorrington and Condover Cluster

Site ref: DOR010		Site Name: Land adj. Limes Paddock, Dorrington		
	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	-/+	+	

Condover and Dorrington: Submission

Site ref: DOR010		Site Name: Land adj. Limes Paddock, Dorrington		
	Criteria	SA Score	Assessment	Comments
	▪ 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	
	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	Current and historic landfill buffer
12b	Site within 250m of a current or previous landfill site	-/0	-	

Condover and Dorrington: Submission

Site ref: DOR010		Site Name: Land adj. Limes Paddock, Dorrington		
	Criteria	SA Score	Assessment	Comments
	or would displace an existing waste management operation			
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

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

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

Site Assessment: Stage 2a

Settlement: Dorrington and Condover Cluster

Site ref: DOR012		Site Name: Land adj. Limes Paddock, Dorrington		
	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	

Condover and Dorrington: Submission

Site ref: DOR012		Site Name: Land adj. Limes Paddock, Dorrington		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> ▪ 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 ▪ an outdoor sports facility 	-/0	0	
	<ul style="list-style-type: none"> ▪ 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 	-/+	-	
3b	Site more than 480m from:			
	<ul style="list-style-type: none"> ▪ 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 	-/+	-	
	<ul style="list-style-type: none"> ▪ 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 	-/+	-	
	<ul style="list-style-type: none"> ▪ 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 	-/+	+	
	<ul style="list-style-type: none"> ▪ 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	
	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

Condover and Dorrington: Submission

Site ref: DOR012		Site Name: Land adj. Limes Paddock, Dorrington		
	Criteria	SA Score	Assessment	Comments
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
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Condover and Dorrington: Submission

Site Assessment: Stage 2a

Settlement: Dorrington and Condover Cluster

Site ref: DOR013		Site Name: Land adj. The Maitlands, Dorrington		
	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	

Condover and Dorrington: Submission

Site ref: DOR013		Site Name: Land adj. The Maitlands, Dorrington		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	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

Condover and Dorrington: Submission

Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Condover and Dorrington: Submission

Site Assessment: Stage 2a

Settlement: Dorrington and Condover Cluster

Site ref: DOR014		Site Name: Land at Station Road, Dorrington		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	0	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Condover and Dorrington: Submission

Site ref: DOR014		Site Name: Land at Station Road, Dorrington		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> a World Heritage Site buffer zone 300m of a Conservation Area 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Current (Dorrington Quarry) and historic landfill buffer
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

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

Condover and Dorrington: Submission

Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

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

Site Assessment: Stage 2a

Settlement: Dorrington and Condover Cluster

Site ref: DOR017		Site Name: Land adj. Old Vicarage		
	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	-/+	+	

Condover and Dorrington: Submission

Site ref: DOR017		Site Name: Land adj. Old Vicarage		
	Criteria	SA Score	Assessment	Comments
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	0	moderate
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site 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	The Woodlands Station Rd historic Landfill
12b	Site within 250m of a current or previous landfill site	-/0	-	

Condoover and Dorrington: Submission

Site ref: DOR017		Site Name: Land adj. Old Vicarage		
	Criteria	SA Score	Assessment	Comments
	or would displace an existing waste management operation			
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Notes

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

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

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

Condover and Dorrington: Submission

Housing Site Assessments: Stage 2b

Site Ref: CON003	Site Name: Land North of Condover CE School
Size (ha)	5.3 whole site. However, only part (approx. 2 ha) of this site is being promoted as appropriate for development at this time. Submitted revised plan shows development being restricted to two frontage developments along the eastern and south western edge of the site which could either come forward together or separately.
Indicative capacity	159 (revised plan indicates potential for 20 houses on 2 frontage plots).
General location	This is a rural fringe site located to the north of Condover. The site is located at land north of Condover CE School on the main road into the village from Shrewsbury. The larger promoted site adjoins the existing development boundary to its southern side but of the smaller parcels of land promoted, only that to the western edge of the site (off Station Road) directly adjoins the development boundary. To the east, separated by the Shrewsbury road, is promoted site CON005.
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	Relatively flat
Adjoining land uses and boundary features	To the north, the site is the village cricket ground and agricultural land (promoted site CON001). To the east, the site is bounded by the Shrewsbury road and faces a row of existing residential dwellings. To the south, the site adjoins Condover CE Primary School and residential dwellings, which form the established edge to the village. Shrewsbury Golf Club lies to the west, to the north of Grange Lane and with Station Road adjoining. There are hedgerow/tree boundaries with a concentration of tree cover at the south eastern side of the site by a pond. .
Local highway capacity/ constraints	Access acceptable. Cycle Access acceptable.
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) (Dorrington, Stapleton and Condover Cluster) 1. There is a requirement to upgrade the sewage treatment works at Dorrington. The Shropshire Water Cycle Study has identified that there is no current hydraulic capacity to accommodate additional flows. However, there are no known constraints that would prevent additional capacity being provided at the treatment works.
Inherent landscape character²	No site specific assessment available. Stage 2a assessment shows low general sensitivity for the area. The land fronting the Shrewsbury road is more prominent on this main approach to the village, whereas Station Road is a narrower hedged road.
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted by Kembertons.
Access to services/employment	The site is within easy walking distance of the village centre, a bus stop with a regular service, a play area and the primary school. There are no public

Condover and Dorrington: Submission

areas	footpaths within the vicinity.
Other constraints	Station Road narrow, with hedges. No footways on either of the Shrewsbury road or Station Road.
General site related benefits	None identified
Transport and Highways related benefits	Proposal includes, as part of the component that fronts area along the Shrewsbury road, the provision of a car parking area to the rear of the school to enable staff and long stay visitors to park clear of the road frontage. The area fronting Station Road also includes a public car park, to support use of the adjacent recreation fields.
Strategic fit	Nothing identified
Other relevant information	As a Mineral Safeguarding Area, the opportunity to work minerals prior to the commencement of development should be fully explored.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Linear prehistoric cropmark site present within central part of site - predetermination archaeological assessment and evaluation required.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ 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 2km of Bomere, Shomere & Betton Pools Ramsar. Refer to HRA report.</p>
Trees	Minor tree and hedgerow constraints. Boundary hedges and trees
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	The site is less than 10% susceptible to surface water flooding.
Drainage: Groundwater flooding	There is a medium risk of groundwater flooding (between 25 and 50% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.

Condover and Dorrington: Submission

Countryside	No comments received
Environment Agency	No comments received
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of Condover on land that is close to the village centre. However, this site is not identified as a preferred option within the Village Design Statement. 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 original, large site is greenfield land, in agricultural use, located to the north of Condover. A revised plan indicates that only two components of the site are being actively promoted at this stage, with these being the areas fronting and accessible from the Shrewsbury road and Station Road. Development in this broad location would elongate the village to the north, with that to the west forming 'ribbon-type' development along Station Road and that to the east potentially linking with and amalgamating the existing linear roadside development opposite to the main part of the village. The broad location benefits from proximity to the available village facilities; in particular it adjoins the primary school, and sports facilities, however the release of land on this scale is not required to meet local development needs/community aspirations.

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 and access to 1 out of five key amenities and facilities. Whilst the site scores negatively for access to 4 out of five key amenities and facilities and is on grade 3 agricultural land, none of the sites assessed at this stage had good access to services & facilities, reflecting the limited facilities available in this rural settlement. The site is neutral for all other sustainability appraisal objectives.

The Stage 2b assessment highlights that the broad location is, in general terms, an appropriate location for development, although there would be concerns that the proposed scheme for linear development along the western edge of the site would extend an undesirable 'ribbon' form of development, and neither sites currently benefit from footway provision into the village. The assessment also highlights the need to take into account archaeological requirements, risk of groundwater flooding and ecological concerns, and notes that the local community has expressed some support for development to the north of the village. It should also be noted that options for development to the south of the village are limited by flooding constraints and extensive tree preservation orders, and there are also Conservation Area considerations.

Whilst both promoted parts of the site are generally suitable for development, the preferred component would be the area fronting Shrewsbury Road since the area along Station Road would result in ribbon development. However, neither components have been identified by the community as preferred options for development as part of the Village Design Statement and are not considered to be more suitable, in planning terms, than the promoted sites CON005 and CON006. Given the limited level of overall development required for the settlement, these sites are not therefore identified as preferred options.

Condover and Dorrington: Submission

Conclusion

Potential windfall site	NO - the sites are outside the existing development boundary and would be greenfield development extending the form of the village.
Realistic site	YES

Recommendation

Allocation in Final Plan	NO - Given the lack of community support for development on these sites and the limited overall level of development required for the settlement, the sites are not proposed to be identified as allocations or included in the development boundary.
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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.

Condover and Dorrington: Submission

Site Ref:CON004	Site Name: Former Pumping Station, Condover
Size (ha)	0.53 ha.
Indicative capacity	5 (limited by site constraints)
General location	The site is located on the northern side of the village of Condover and fronts the main road into the village from Shrewsbury.
Brownfield or Greenfield	Brownfield with existing disused building on site
Potential Windfall Site	<p>YES - if proposed amended development boundary adopted in line with Village Design Statement.</p> <p>Also subject to:</p> <ul style="list-style-type: none"> • Satisfactory reconciliation with & no conflicts with identified environmental constraints including significant trees subject to extensive Tree Preservation Order and ecological value of the site • Consideration of need for footway link to provide safe route to village <p>Site was identified as a site with future potential (if planning policies for the village changed) in 2009 Strategic Housing Land Availability Assessment (SHLAA). Full assessment not undertaken for Preferred Options SAMDev Plan as a small scale brownfield site within (now) proposed development boundary, but site acceptability will be reviewed as part of 2012 SHLAA Update. Parish Council support inclusion within village development boundary and use of site for economic/employment development.</p>

Condover and Dorrington: Submission

Site Ref: CON005	Site Name: Land east of Shrewsbury Road, Condover
Size (ha)	0.2
Indicative capacity	6
General location	The site is located in the northern part of the Condover and fronts the main road into the village from Shrewsbury. The site is located at land to the north east of Condover CE School which is on the opposite side of the main road into the village from Shrewsbury.
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	Open rough grazing land between existing residential properties
Topography	Relatively flat, slightly sloping to the east.
Adjoining land uses and boundary features	To the north and south are existing residential dwellings, with agricultural land to the east. The site fronts Shrewsbury Road and is opposite agricultural land to the north of the primary school which is being promoted as CON003.
Local highway capacity/ constraints	Access acceptable. Cycle Access acceptable.
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) (Dorrington, Stapleton and Condover Cluster) 1. There is a requirement to upgrade the sewage treatment works at Dorrington. The Shropshire Water Cycle Study has identified that there is no current hydraulic capacity to accommodate additional flows. However, there are no known constraints that would prevent additional capacity being provided at the treatment works.
Inherent landscape character²	No site specific assessment available. Stage 2a assessment shows low general sensitivity for the area. The site is a relatively small gap in an otherwise built up frontage with a residential character.
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted by Carter Jonas. Site is available with immediate effect.
Access to services/employment areas	The site is within easy walking distance of the village centre, local park, a bus stop with a regular service and the primary school. There are no public footpaths within the vicinity.
Other constraints	None known
General site related benefits	Lack of footway provision on main road into village.
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	The site is included within the Village Design Statement which has been prepared by Condover Parish Council, in consultation with the local community, in which it is identified as one of the preferred sites for development to comprise approximately 8 dwellings. The site is also within the area of an extended development boundary (shown in the Village Design Statement) supported by the Parish Council.

Condover and Dorrington: Submission

	As a Mineral Safeguarding Area, the opportunity to work minerals prior to the commencement of development should be fully explored.
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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 ▪ Bat ▪ Reptiles <p>The site is not in, adjacent to or within 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 2km of Bomere, Shomere and Betton Pools Ramsar. Refer to HRA report.</p>
Trees	No 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	There is a medium risk of groundwater flooding (between 25 and 50% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately.
Community consultation response	<p>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of Condover on land that is close to the village centre.</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.

Condover and Dorrington: Submission

Site Assessment Summary

The site is greenfield land, located to the north of Condover on land between existing properties, fronting Shrewsbury Road. It is in a location generally supported by the local community, and forms an infill opportunity within the existing linear development form along Shrewsbury Road.

The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a conservation area and the site is on grade 2 agricultural land. It should be noted however, that none of the sites assessed at Stage 2a had good access to services and facilities, reflecting the limited facilities available in this rural settlement. The site is neutral for all other sustainability appraisal objectives.

The Stage 2b assessment indicates that although the site does not adjoin the current development boundary, it is well connected to existing residential development, accessible to the village centre and within close distance of the school. In general terms therefore, it is an appropriate location for development, and the size of site would provide for small scale 'infill' development between existing housing. The assessment also highlights the need to take into account risk of groundwater flooding and ecological concerns and notes that the local community has expressed some support for development to the North of the village. There is a group Tree Preservation Order close to the southern boundary of the property that is immediately to the north of the site which should be considered in relation to any development. It should also be noted that options for development to the south of the village are limited by flooding constraints and extensive tree preservation orders and there are also Conservation Area considerations.

The site is suitable for infilling development, being between existing residential properties and having road frontage close to the village school. The site is supported by the Parish Council on the basis of limited development of approximately 8 dwellings phased in relation to site CON006.

Conclusion

Potential windfall site	YES - if proposed amended development boundary adopted
Realistic site	YES - for limited development of 5-10 dwellings.

Recommendation

Preferred option	YES - subject to: <ul style="list-style-type: none">• Phasing in conjunction with other site development to achieve housing delivery in the settlement throughout the plan period• Maximum of 10 dwellings• Consideration of need for footway link to provide safe route to village centre
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Recommendation

Allocation in Final Plan	YES - subject to development guidelines stating: Development subject to satisfactory access, layout and design.
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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

Condover and Dorrington: Submission

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.

Condover and Dorrington: Submission

Site Ref: CON006	Site Name: Land opposite School, Condover
Size (ha)	0.3
Indicative capacity	10
General location	The site is located in the northern part of the Condover and fronts the main road into the village from Shrewsbury. The site is located at land directly opposite (east of) Condover CE School. To the west, separated by the Shrewsbury Road, is promoted site CON003 and site CON005 lies to the north.
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 - rough grazing
Topography	Relatively flat, slightly sloping to the east.
Adjoining land uses and boundary features	There are residential dwellings to the north along the Shrewsbury road and there is a meadow to the east. Condover Court and its substantial grounds, which contain significant trees, are to the south. The site fronts the main road to Shrewsbury where it has a hedgerow boundary. It is opposite the Condover CE Primary School.
Local highway capacity/ constraints	Access acceptable. Cycle Access acceptable.
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) (Dorrington, Stapleton and Condover Cluster) 2. There is a requirement to upgrade the sewage treatment works at Dorrington. The Shropshire Water Cycle Study has identified that there is no current hydraulic capacity to accommodate additional flows. However, there are no known constraints that would prevent additional capacity being provided at the treatment works.
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 Carter Jonas. Site is available with immediate effect.
Access to services/employment areas	The site is within easy walking distance of the village centre, a local park, a bus stop with a regular service and the primary school. There are no public footpaths within the vicinity.
Other constraints	None known
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	The site is included within the Village Design Statement which has been prepared by Condover Parish Council, in consultation with the local community, in which it is identified as one of the preferred sites for development to comprise approx 8 dwellings. The site is also within the area of an extended development boundary (shown in the village design statement) supported by the Parish.

Condover and Dorrington: Submission

	As a Mineral Safeguarding Area, the opportunity to work minerals prior to the commencement of development should be fully explored.
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Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site immediately adjacent to Conservation Area boundary - possible setting issues.
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 not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site is within 2km of Bomere, Shomere and Betton Pools Ramsar. Refer to HRA report.</p>
Trees	No 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	There is a medium risk of groundwater flooding (between 25 and 50% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately.
Community consultation response	<p>Of those respondents who have expressed an opinion about the future direction of growth, the majority are in favour of development to the north of Condover on land that is close to the village centre.</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>

Condover and Dorrington: Submission

Statutory bodies responses to date	None specific to this site.
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Site Assessment Summary

The site is greenfield land, located to the north of Condover on land between existing properties, fronting the main road. The site is well related to the existing development boundary and it is in a location for development generally supported by the local community.

The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 300m of a conservation area and registered park and the site is on grade 3 agricultural land. It should be noted however, that none of the sites assessed at Stage 2a had good access to services & facilities, reflecting the limited facilities available in this rural settlement. The site is neutral for all other sustainability appraisal objectives.

The Stage 2b assessment highlights that the site forms a logical extension of the current development boundary. It is well connected to existing residential development, accessible to the village centre and within close distance of the school. In general terms therefore, it is an appropriate location for development, and the size of site would provide for appropriate small scale development with access from the main road. The assessment also highlights the need to take into account risk of groundwater flooding, conservation area setting and ecological concerns and notes that the local community has expressed some support for development to the north of the village. There are Tree Preservation Orders close to the southern boundary of the site which should be considered in relation to any development. It should also be noted that options for development to the south of the village are limited by flooding constraints and extensive tree preservation orders and there are also Conservation Area considerations.

The site is suitable for development, being located between existing residential properties and having road frontage close to the village school. The site is supported by the Parish Council on the basis of limited development of approximately 8 dwellings phased in relation to site CON005.

Conclusion

Potential windfall site	YES - if proposed amended development boundary adopted.
Realistic site	YES - although for limited development of 5-10 dwellings.

Recommendation

Preferred option	YES - subject to: <ul style="list-style-type: none"> • Phasing in conjunction with other site development to achieve housing delivery in the settlement throughout the plan period. • Maximum of 10 dwellings
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Recommendation

Allocation in Final Plan	YES - subject to development guidelines stating: Development subject to satisfactory access, layout and design.
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Condover and Dorrington: Submission

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.

Condover and Dorrington: Submission

Site Ref: CON007	Site Name: Land at Home Farm Condover
Size (ha)	1.4
Indicative capacity	42
General location	The site is located to the south east of the settlement, within the existing development boundary.
Brownfield or Greenfield	Brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Within MSA
Current use	Existing Farm- agricultural land and outbuildings.
Topography	
Adjoining land uses and boundary features	Residential development to the north and individual dwellings to the west, with agricultural land to the east and further south. The boundaries of the site comprise hedgerow, individual trees and fencing, with a wooded area to the north.
Local highway capacity/ constraints	Access not currently acceptable, could be easily achievable based on development. Need to scale vehicular access from east most point, foot link by river- Possible footway improvement into village
Other critical infrastructure constraints¹	<u>Shrewsbury Place Plan (2011-2012):</u> There is a requirement to upgrade the sewage treatment works at Condover. The Shropshire Water Cycle Study has identified that there is only limited hydraulic capacity to accommodate additional flows. However, there are no known constraints that would prevent additional capacity being provided at the treatment works.
Inherent landscape character²	No site specific assessment, but highlighted as having moderate sensitivity in stage 2a.
Planning history or designations	Within proposed extension of development boundary
Land ownership, land agreements and delivery statements	Promoted by landowner
Access to services/employment areas	The site is well related to the employment areas in Condover . However it is not as well related to the services and facilities which are within the main part of the settlement.
Other constraints	N/A
General site related benefits	N/A
Strategic fit	The site would fit within the proposed extension of the development boundary to the south east.
Other relevant information	Background and promotional document submitted on behalf of landowners

Comments from internal consultees	
Heritage	Site located immediately adjacent to Conservation Area and may affect setting of RPG.
Biodiversity	There are no known protected species on site. However the following surveys will be needed before development could commence;

Condoover and Dorrington: Submission

	<ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts. ▪ Water Voles ▪ Reptiles ▪ Otter ▪ White clawed crayfish <p>No development should take place in wooded area and buffer watercourse, which are within the Environment Network. Potential for some development in centre of site or where existing buildings are.</p>
Trees	Adjacent to TPO'd trees and small wooded area north - moderate tree constraints
Public Protection	No comments for this site
Drainage: Watercourse flooding	A small percentage of the site (around 6%) is within Flood Zone 2 and 3.
Drainage: Surface water flooding	Around 10% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	50%-75% of the site is susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments for this site
Community consultation response	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	N/A

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to a park or garden. It is negative for access to a primary school, bus transport, the other four amenities and facilities, proximity to both a Conservation Area and a Registered Park or Garden, flood risk (part of the site) and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor.

The Stage 2b assessment highlighted significant environmental and flooding constraints for part of the site. Due to the presence of the wooded area and watercourse which falls within flood zone 2 and 3, development would be restricted to the centre of the site and the existing buildings. The assessment also highlights that the site is susceptible to groundwater flooding, however this can be mitigated through design.

Conclusion

Potential windfall site	Yes- within proposed extension to development boundary, but site area
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Condover and Dorrington: Submission

	would need to be restricted to the central section of the site and redevelopment of existing buildings.
Realistic site	Yes- providing developable area was restricted as stated above.

Recommendation

Allocation in Final Plan	No- alternative sites are better located in terms of access to services, part of the site could come forward as windfall development.
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Condover and Dorrington: Submission

Site Ref: DOR001	Site Name: Land South of Dorrington
Size (ha)	2.5
Indicative capacity	75
General location	The site is located on the southern edge of Dorrington, east of the A49, off Falkland 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	Agriculture
Topography	Gently sloping
Adjoining land uses and boundary features	Falkland Road and associated housing forms the northern edge of the site. The A49 is the western boundary, with agricultural land beyond. A tree lined watercourse (Cound Brook) forms the southern edge and the eastern boundary is a field hedge, with agricultural land and the watercourse beyond.. A Severn Trent Sewage plant is located roughly central in the site, with an access track off Falkland Road.
Local highway capacity/ constraints	Access to be determined by Highway Agency if directly onto trunk road (A49), although promotional material suggests access to the site would be via Falkland Road.
Other critical infrastructure constraints¹	<p>Shrewsbury Place Plan (2011-2012) (Dorrington, Stapleton and Condover Cluster)</p> <p>3. There is a requirement to upgrade the sewage treatment works at Dorrington. The Shropshire Water Cycle Study has identified that there is no current hydraulic capacity to accommodate additional flows. However, there are no known constraints that would prevent additional capacity being provided at the treatment works.</p> <p>There is also a strong community aspiration for improved pedestrian crossing facilities on the A49 in the village.</p>
Inherent landscape character²	<p>The site is assessed as having medium landscape sensitivity</p> <p>The area is a gently sloping valley side currently in arable use with mature trees on its southern and eastern boundaries. The western boundary is relatively open to the A49 main road through the village. The area acts as the southern setting to the village and new housing has recently been built just to the north of it. Currently this built edge extends just a little further south than Dorrington House which lies to the west and is the keynote/landmark building in the settlement.</p> <p>The site is assessed as having medium/low capacity for housing development.</p> <p>The area has limited capacity for housing as it is visible from the main road and development here would unbalance the positive perception of the village by extending too far south of Dorrington House. Currently the area appears appropriately part of open countryside.</p>
Planning history or designations	No planning history or designations

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Land ownership, land agreements and delivery statements	Site promoted by Berrys.
Access to services/employment areas	The village has a good range of facilities and services, including primary school, shop, post office, public house, village hall, and regular bus services. There are also a number of local employment opportunities. Although on the southern edge of the village, this site is within easy walking distance of the village centre.
Other constraints	Severn Trent Water has an access track through to the sewage works which severs the field. A public footpath crosses the site.
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	As a Mineral Safeguarding Area, the opportunity to work minerals prior to the commencement of development should be fully explored.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are known protected species on site (Otters) 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 ▪ Water voles ▪ Reptiles ▪ Otter <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 Bomere, Shomere and Betton Pools Ramsar site, refer to HRA report.</p>
Trees	Minor trees and hedgerow constraints. Boundary trees & 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 watercourses have already been modelled but where no data exists, the issue will need to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and no flood events have been reported by members of the public to the Flood Forum. 6.62% of

Condover and Dorrington: Submission

	the site is in Flood Zone 3a.
Drainage: Surface water flooding	The site is less than 10% susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	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-small part of the site likely to be affected by flooding, flood zones need refining

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, this site is not identified as a preferred option for development within the Village Design Statement, which has been prepared by Condover Parish Council in consultation with the community. 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 Dorrington, adjacent to the A49. The Stage 2a assessment (sustainability appraisal) scores positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 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.

Whilst the sustainability appraisal provides a relatively good overall assessment of the site, it is located in a prominent location on the approach to Dorrington and abuts the sewage treatment works. Access could be obtained via Falklands Road, although it is not clear as to whether significant additional turning movements onto the A49 at this point would be supported by the Highways Agency. The site is of a size that could potentially accommodate significant development. The Parish Council has not identified this site a preferred option for development in its Village Design Statement or supported a scale of development necessitating a site of this overall size. Having regard to these considerations, whilst the site is considered to be a realistic option to accommodate some limited development, it is not considered suitable to identify as a preferred option for housing development.

Conclusion

Potential windfall site	NO
Realistic site	YES - but only for limited development and subject to no objections from

Condover and Dorrington: Submission

	the Highways Agency to additional turning movements at the junction of the A49/Falklands Road.
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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.

Condover and Dorrington: Submission

Site Ref: DOR004	Site Name: Land off Forge Way, Dorrington
Size (ha)	1.0
Indicative capacity	30
General location	The site is located on the south-eastern edge of Dorrington, off Forge Way.
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	Relatively flat
Adjoining land uses and boundary features	The existing Forge Way housing area, and the rear of the Horseshoes Public House and Dorrington House lie to the east of the site. The village church and burial ground, and other properties fronting Church Road is the north, with agricultural land to the west and south.
Local highway capacity/ constraints	Access via Forge way acceptable in principle, with route via former Hope Edwards Institute site preferred. Cycle access acceptable.
Other critical infrastructure constraints¹	<p>Shrewsbury Place Plan (2011-2012) (Dorrington, Stapleton and Condover Cluster)</p> <p>4. There is a requirement to upgrade the sewage treatment works at Dorrington. The Shropshire Water Cycle Study has identified that there is no current hydraulic capacity to accommodate additional flows. However, there are no known constraints that would prevent additional capacity being provided at the treatment works.</p> <p>There is also a strong community aspiration for improved pedestrian crossing facilities on the A49 in the village.</p>
Inherent landscape character²	<p>The site was assessed as part of a larger area in the Shrewsbury and Atcham Landscape Sensitivity and Capacity Study, which is assessed as having high landscape sensitivity. It states that the area lies on a slight but locally prominent rise and consists of pasture and arable fields. It is highly sensitive as it lies adjacent to the church and Dorrington House and acts as the setting to these and other listed buildings which lie in this quadrant of the settlement. It is bounded by the A49 Main Road to the east, by the settlement to the north and east and by open countryside to the south. Trees are found by the roadside and in particular associated with Dorrington House. A Public Right of Way runs through the area. Views are possible from the main road to Dorrington House, which is the keynote/landmark building in the settlement. Views are possible out from the churchyard.</p> <p>Within the study, the area is assessed as having medium/low capacity for housing development. It concludes that there is little or no capacity for housing in this area as it lies adjacent to the most important buildings on the edge of the settlement on a locally prominent rise.</p> <p>However, the site promoters have submitted a site specific Preliminary Landscape Report DOR004. This study concludes that the promoted site is well contained visually and is within the context of existing residential development along Church Road, Main Road and Forge Way.</p>

Condover and Dorrington: Submission

Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted by Shropshire Homes.
Access to services/employment areas	The village has a good range of facilities and services, including primary school, shop, post office, public house, village hall, and regular bus services. There are also a number of local employment opportunities. This site is within easy walking distance of the village centre and particularly the primary school. A public footpath runs along the eastern edge of the site to/from Church Road providing a direct link towards the school, village hall and playing field.
Other constraints	A public footpath from Church Road crosses the site, then runs along the eastern edge of the site (between the site and the existing Forge Way housing) before turning across the site to the south-east. Part of original site (northern edge) acquired for extension to churchyard.
General site related benefits	None identified
Transport and Highways related benefits	Revised access proposed via the former Hope Edwards Institute site (DOR003) therefore utilising an existing access onto the A49 whilst limiting the impact to existing development on Forge Way.
Strategic fit	Nothing identified
Other relevant information	As a Mineral Safeguarding Area, the opportunity to work minerals prior to the commencement of development should be fully explored.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Possible setting issues for Dorrington Church (Listed Grade II)
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 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 Bomere, Shomere and Betton Pools Ramsar, refer to HRA report.</p>
Trees	Minor/limiting tree and hedgerow constraints. Boundary trees and hedges. TPO trees to north-west of site.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and 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:	No part of the site is susceptible to surface water flooding

Condover and Dorrington: Submission

Surface water flooding	
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	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 views have been fairly mixed. The northern part of the site (Phase 1 of promoted site – 15/16 dwellings -) is included within the Village Design Statement which has been prepared by Condover Parish Council, in consultation with the local community, in which it is identified as the preferred site for development given its proximity to the village centre and the existing access onto the A49 from Forge Way. 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 Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport, access to a primary school, low level of flood risk and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The site is a greenfield site but one that is centrally located within easy walking distance of, and well linked to, the village facilities. It utilises an existing access onto the A49 off Forge Way and then (as indicated in amended proposals from the promoter) through the site of the former Hope Edwards Institute (which reduces the potential impacts for the existing residential development on Forge Way compared to the original proposals). The site is part of a wider area with landscape sensitivity, including by reason of its proximity to the village church and Dorrington House. However, it is considered that the northern part of the site is visually contained by existing development, although there would be undoubted impacts on views to the church from the existing public footpath across the site.

Importantly, the site has been identified as a preferred option for development in the Village Design Statement produced by the Parish Council. After further consideration, the Parish Council clarified that the scale of its aspiration for development and that, linked with this, its support was for the Phase 1 northern part of the promoted site with the amended access through the former Hope Edwards Institute site. The reduced area helps to minimise the potential landscape impacts and the development of this area is seen as a logical

Condover and Dorrington: Submission

continuation of existing development. Having regard to this community support and the advantages of the site in terms of its central location and the acceptability of the revised access arrangements, the site is considered a realistic site, with Phase 1 a preferred option to be identified for development.

Conclusion

Potential windfall site	NO
Realistic site	YES

Recommendation

Preferred option	YES - for approximately 15 dwellings on the northern part of the site identified as Phase 1, accessed off Forge Way via the site of the former Hope Edwards Institute.
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Recommendation

Allocation in Final Plan	Yes , subject to development guidelines stating: Development to be accessed by a spur road off Forge Way alongside the former Hope Edwards Institute, with regard required to minimising impacts on the existing dwellings and to the relationship of the development to the adjoining site allocated for development to the rear of the Old Vicarage.
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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.

Condover and Dorrington: Submission

Site Ref: DOR007 and DOR008	Site Name: Church Bridge Field, Dorrington
Size (ha)	1.5
Indicative capacity	45
General location	The site is located on the eastern edge of Dorrington on land south of Station Road and north-east of Bank Drive – on land known as Church Bridge Field.
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	Land slopes towards the watercourse to the south-east.
Adjoining land uses and boundary features	There are existing residential properties to the north (Station Road), east and south-east (Bank Drive). The main Cardiff rail line forms the eastern edge of DOR008, with agricultural land beyond. The brook runs to the south-east alongside the railway line and there are paddocks/agricultural land to the south.
Local highway capacity/ constraints	There is relatively indirect and poor access to the site from the main road through the village (the A49) via Station Road and The Bank (one way flow) and Bank Drive. The Station Road and Bank junctions with the A49 are restricted. Cycle access acceptable.
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) (Dorrington, Stapleton and Condover Cluster) 5. There is a requirement to upgrade the sewage treatment works at Dorrington. The Shropshire Water Cycle Study has identified that there is no current hydraulic capacity to accommodate additional flows. However, there are no known constraints that would prevent additional capacity being provided at the treatment works. There is also a strong community aspiration for improved pedestrian crossing facilities on the A49 in the village.
Inherent landscape character²	The site is assessed as having medium landscape sensitivity The area is a horse pasture sloping down to the Cound Brook and railway surrounded by existing development on three sides. A Public Right of Way runs along the eastern boundary. Trees should screen the area partially from the railway and the area is not widely visible. The stream corridor has riparian vegetation and is a positive feature. The site is assessed as having high/medium capacity for housing development The area has capacity for housing avoiding the stream corridor area and allowing a corridor for the public right of way.
Planning history or designations	Part of site DOR007 has been subject to an application for 2 affordable dwellings under the 'Exceptions' site policy (11/04962/OUT) – refused in May 2012.
Land ownership, land agreements and delivery statements	Site promoted

Condover and Dorrington: Submission

Access to services/employment areas	The village has a good range of facilities and services, including primary school, shop, post office, public house, village hall, and regular bus services. There are also a number of local employment opportunities. The site is within easy walking distance of the village centre (although being on the eastern side of the village, the site is less well related to the facilities, such as the primary school, located west of the A49). A public footpath runs along the eastern boundary of the site and to the west connecting Bank Drive with Station Road.
Other constraints	Site has been subject to a successful Village Green registration proposal. Public footpath runs along the eastern boundary of the site.
General site related benefits	Scope to provide land for public open space/recreation provision in line with community's wishes in Village Design Statement. Scope to provide affordable housing to meet local needs (recent planning application for affordable housing).
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	As a Mineral Safeguarding Area, the opportunity to work minerals prior to the commencement of development should be fully explored.

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 ▪ Dormouse ▪ Water voles ▪ Reptiles ▪ Otter <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 Bomere, Shomere & Betton Pools Ramsar, refer to HRA report.</p>
Trees	Minor/limiting tree and hedgerow constraints. Boundary trees & hedges. Stand-off required to strip of woodland at southern end/sides of site.
Environmental Health	No comments received
Drainage:	A watercourse runs through the site and the Surface Water Management Interim

Condover and Dorrington: Submission

Watercourse flooding	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. 4.89% of the site is in Flood Zone 3a.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Further assessment/modelling would be needed to support any allocation to ascertain how much of the site is developable, as there is an unmapped small watercourse- small part of the site likely to be affected by flooding, flood zones need refining.
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, this site is not identified as a preferred option for development within the Village Design Statement, which has been prepared by Condover Parish Council in consultation with the community. The Village Design Statement does, however, identify the Church Bridge Field site as a field that should be safeguarded as open green space for all villagers to use for informal recreation and leisure. 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 Stage 2a assessment (sustainability appraisal) scores both sites positively for access to bus transport and access to 1 out of five key amenities and facilities. In addition, DOR007 also scores positively for access to a primary school and low level of flood risk. However, both sites score negatively for access to 4 out of five key amenities and facilities, the sites are within 250m of a current or historic landfill site or existing waste management facility and are on grade 3 agricultural land. Site DOR008 also scores negatively for part of the site being at high risk from flooding. The sites are neutral for all other sustainability appraisal objectives.

Although greenfield sites, the sites are relatively central to the village and contained in landscape terms and the overall sustainability assessment is fair. However, being on the east side of the A49, the sites are less well related to those village facilities, such as the primary school to the west. Vehicular access is a significant concern, involving an indirect route via Station Road, the Bank and Bank Drive. It is apparent from the Parish Council's Village Design Statement and the recent Village Green registration process that the Church Bridge Field is valued as accessible green space, and alternative land (off Forge way) is preferred

Condover and Dorrington: Submission

for future development. For these reasons, and with the presence of alternative sites to the west of the A49, the sites are not considered realistic or preferred options for allocation for development.

Conclusion

Potential windfall site	No
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.

Condover and Dorrington: Submission

Site Ref: DOR009	Site Name: Land North of Dorrington, adjacent to The Stables
Size (ha)	1.1
Indicative capacity	34
General location	The site is located on the northern edge of Dorrington adjacent to DOR012, to the west of the A49 and north of The Maitlands.
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	Relatively flat
Adjoining land uses and boundary features	The site has land in agricultural use to the north, east and west, with The Maitlands housing estate to the south and Limes Paddock to the south-east.
Local highway capacity/ constraints	Access not currently acceptable, appears dependent on development of adjoining land.
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) (Dorrington, Stapleton and Condover Cluster) 6. There is a requirement to upgrade the sewage treatment works at Dorrington. The Shropshire Water Cycle Study has identified that there is no current hydraulic capacity to accommodate additional flows. However, there are no known constraints that would prevent additional capacity being provided at the treatment works. There is also a strong community aspiration for improved pedestrian crossing facilities on the A49 in the village.
Inherent landscape character²	No site specific assessment available. Stage 2a assessment shows low general sensitivity for the area. The site adjoins sites DOR12 and DOR10 which are assessed as having high/medium landscape sensitivity – however these sites are on the brow of a hill and form part of the northern setting of the village. Site DOR009 is less prominent and so less sensitive in this respect.
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment areas	The village has a good range of facilities and services, including primary school, shop, post office, public house, village hall, and regular bus services. There are also a number of local employment opportunities. This site is a little removed from the village centre but is within walking distance. There is a public footpath to the south west of the site which could potentially provide a connection to The Maitlands.
Other constraints	Access arrangements unclear.
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant	

Condover and Dorrington: 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 not in or adjacent to an environmental network but there is potential to improve environmental networks.</p> <p>The site is within 5km of Bomere, Shomere and Betton Pools Ramsar, refer to HRA report.</p>
Trees	Minor tree and hedgerow constraints. Boundary trees & hedges. TPO tree to southern boundary.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, this site is not identified as a preferred option for development within the Village Design Statement, which has been prepared by Condover Parish Council in consultation with the community. Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement.
Statutory	None specific to this site.

Condover and Dorrington: Submission

bodies responses to date	
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Site Assessment Summary

The site is greenfield land, in agricultural use, located to the north of Dorrington, adjacent to site DOR012. 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 and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

Taken in isolation the site is not accessible and is poorly related to the existing built up area. It would only seem to be a potential site if adjoining sites DOR010 and DOR012 are developed first and using the existing access off the A49 serving Limes Paddock. However, that access is restricted by the relatively poor visibility for vehicles turning onto and off the A49, and the sites are in a prominent location on the brow of a hill which is clearly visible when entering the village from the north. Also, these sites together would represent development of a scale which is not supported by the community. In addition, the Parish Council's Village Design Statement, as amended, prefers an alternative site (off Forge Way). The Parish Council's original Village Design Statement identified the adjoining sites DOR010 and DOR012) as suitable for development. However, after further consideration, including with regard to the scale of development sought in the village, the Parish Council has amended the Statement to exclude this land. Having regard to these issues, this site is not considered to be a realistic option or suitable to be identified as a preferred option for development.

Conclusion

Potential windfall site	NO
Realistic site	NO – not in isolation and then only subject to Highways Agency not objecting to increase of movements on existing junction.

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.

Condover and Dorrington: Submission

Site Ref: DOR010	Site Name: Land adj. Limes Paddock, Dorrington
Size (ha)	1.0
Indicative capacity	31
General location	The site is located on the northern edge of Dorrington, north of Limes Paddock, west of the A49.
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 to the north.
Adjoining land uses and boundary features	The site has land in agricultural use/paddocks to the north and west, with The Limes Paddock housing development to the south. The A49 provides the eastern edge of the site, with agricultural land beyond. There is a strong hedge/tree line along the eastern side of the A49, and the site has hedgerow boundaries. Jointly promoted site DOR012 is immediately to the west.
Local highway capacity/ constraints	Access acceptable – existing Limes Paddock access off A49. However, visibility is restricted for vehicles turning into and out of the site, being just below the brow of a hill. Cycle access acceptable
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) (Dorrington, Stapleton and Condover Cluster) 7. There is a requirement to upgrade the sewage treatment works at Dorrington. The Shropshire Water Cycle Study has identified that there is no current hydraulic capacity to accommodate additional flows. However, there are no known constraints that would prevent additional capacity being provided at the treatment works. There is also a strong community aspiration for improved pedestrian crossing facilities on the A49 in the village.
Inherent landscape character²	The site is assessed as having high/medium landscape sensitivity The area is on the brow of the hill gently sloping to the north, currently in arable use with mature lime trees on its south eastern boundary. The eastern boundary is hedged next to the A49 through the village. The area acts as the northern setting to the village and an established housing estate lies to the south. The lime tree avenue and the estate form a pleasant edge just set back from the brow of the hill minimising intrusion to the north. The site is assessed as having medium/low capacity for housing development. The area has very limited capacity for housing as it is visible from the main road and development here would extend over the brow of the hill visually and be visible from the north, significantly extending the village's visibility. Currently the area appears appropriately part of open countryside.
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted by Roger Parry

Condover and Dorrington: Submission

Access to services/employment areas	The village has a good range of facilities and services, including primary school, shop, post office, public house, village hall, and regular bus services. There are also a number of local employment opportunities. The site is a little removed from the village centre but is within walking distance.
Other constraints	None known
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	As a Mineral Safeguarding Area, the opportunity to work minerals prior to the commencement of development should be fully explored.

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 not in or adjacent to an environmental network but there is potential to improve environmental networks.</p> <p>The site is within 5km of Bomere, Shomere and Betton Pools Ramsar, refer to HRA report.</p>
Trees	Minor tree and hedgerow constraints. Boundary trees and hedges. Line of mature TPO trees near southern boundary.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received

Condover and Dorrington: Submission

Environment Agency	No comments received
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, this site is not identified as a preferred option for development within the Village Design Statement (as amended), which has been prepared by Condover Parish Council in consultation with the community. 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 Dorrington, adjacent to Limes Paddock. 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 and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

With the presence of the existing access off the A49 serving Limes Paddock, the site is potentially capable of development. However, that access is restricted by the relatively poor visibility for vehicles turning onto and off the A49, and the site is in a prominent location on the brow of a hill which is clearly visibly when entering the village from the north. The Parish Council's original Village Design Statement identified the site (together with adjoining promoted site DOR012) as suitable for development. However, after further consideration, including with regard to the scale of development sought in the village, the Parish Council has amended the Statement to exclude this land, preferring land in a more central location (off Forge Way). Therefore, while the site is considered a potentially realistic option, it is not considered suitable to be identified as a preferred option for allocation, having regard to the issues identified and the availability of alternatives.

Conclusion

Potential windfall site	NO
Realistic site	YES – subject to Highways Agency not objecting to increase of movements on existing junction.

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.

Condover and Dorrington: 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.

Condover and Dorrington: Submission

Site Ref: DOR012	Site Name: Land adj. Limes Paddock, Dorrington
Size (ha)	1.0
Indicative capacity	30
General location	The site is located on the northern edge of Dorrington, north of Limes Paddock, west of the A49..
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 northwards.
Adjoining land uses and boundary features	The site has land in agricultural use/paddocks to the north, west and east (this being jointly promoted site DOR010), with The Limes Paddock housing development to the south. The A49 is then to the east of the adjoining paddock, with agricultural land beyond. There is a strong hedge/tree line along the eastern side of the A49, and the site has hedgerow boundaries.
Local highway capacity/ constraints	Access acceptable – existing Limes Paddock access off A49. However, visibility is restricted for vehicles turning into and out of the site, being just below the brow of a hill. Cycle access acceptable.
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) (Dorrington, Stapleton and Condover Cluster) 8. There is a requirement to upgrade the sewage treatment works at Dorrington. The Shropshire Water Cycle Study has identified that there is no current hydraulic capacity to accommodate additional flows. However, there are no known constraints that would prevent additional capacity being provided at the treatment works. There is also a strong community aspiration for improved pedestrian crossing facilities on the A49 in the village.
Inherent landscape character²	The site is assessed as having high/medium landscape sensitivity The area is on the brow of the hill gently sloping to the north, currently in arable use with mature lime trees on its south eastern boundary. The eastern boundary is hedged next to the A49 through the village. The area acts as the northern setting to the village and an established housing estate lies to the south. The lime tree avenue and the estate form a pleasant edge just set back from the brow of the hill minimising intrusion to the north. The site is assessed as having medium/low capacity for housing development. The area has very limited capacity for housing as it is visible from the main road and development here would extend over the brow of the hill visually and be visible from the north, significantly extending the village's visibility. Currently the area appears appropriately part of open countryside.
Planning history or designations	No planning history or designations
Land ownership, land agreements and	Site promoted by Roger Parry

Condover and Dorrington: Submission

delivery statements	
Access to services/employment areas	The village has a good range of facilities and services, including primary school, shop, post office, public house, village hall, and regular bus services. There are also a number of local employment opportunities. The site is a little removed from the village centre but is within walking distance.
Other constraints	None known
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	As a Mineral Safeguarding Area, the opportunity to work minerals prior to the commencement of development should be fully explored.

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 not in or adjacent to an environmental network but there is potential to improve environmental networks.</p> <p>The site is within 5km of Bomere, Shomere and Betton Pools Ramsar, refer to HRA report.</p>
Trees	Minor tree and hedgerow constraints. Boundary trees & hedges. Line of mature TPO trees near southern boundary.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received

Condover and Dorrington: Submission

Environment Agency	No comments received
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, this site is not identified as a preferred option for development within the Village Design Statement (as amended), which has been prepared by Condover Parish Council in consultation with the community. 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 Dorrington, adjacent to Limes Paddock. 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 and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 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.

With the presence of the existing access off the A49 serving Limes Paddock, the site is potentially capable of development. However, that access is restricted by the relatively poor visibility for vehicles turning onto and off the A49, and the site is in a prominent location on the brow of a hill which is clearly visible when entering the village from the north. The Parish Council's original Village Design Statement identified the site (together with adjoining promoted site DOR012) as suitable for development. However, after further consideration, including with regard to the scale of development sought in the village, the Parish Council has amended the Statement to exclude this land, preferring land in a more central location (off Forge Way). Therefore, while the site is considered a potentially realistic option, it is not considered suitable to be identified as a preferred option for allocation, having regard to the issues identified and the availability of alternatives. A further consideration for this site is its relationship with jointly promoted site DOR010, as the site would not, logically, come forward in isolation as, as such, it would be relatively poorly related to the existing built up area.

Conclusion

Potential windfall site	NO
Realistic site	YES – subject to Highways Agency not objecting to increase of movements on existing junction.

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.

Condover and Dorrington: 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.

Condover and Dorrington: Submission

Site Ref: DOR013	Site Name: Land adj. The Maitlands, Dorrington
Size (ha)	1.5
Indicative capacity	45
General location	The site is located on the western edge of Dorrington, on land adjacent to The Maitlands and west of the village hall.
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	Relatively flat
Adjoining land uses and boundary features	The site has land in agricultural use to the north, west and south, with the Maitlands housing estate and the village hall and playingfield immediately to the east. There is a mature hedge along the south and south-west site boundaries.
Local highway capacity/ constraints	Access not currently acceptable, could be easily achievable. Access from the A49 would be via the existing junction with Church Road. Cycle access acceptable
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) (Dorrington, Stapleton and Condover Cluster) 9. There is a requirement to upgrade the sewage treatment works at Dorrington. The Shropshire Water Cycle Study has identified that there is no current hydraulic capacity to accommodate additional flows. However, there are no known constraints that would prevent additional capacity being provided at the treatment works. There is also a strong community aspiration for improved pedestrian crossing facilities on the A49 in the village.
Inherent landscape character²	The site is assessed as having medium landscape sensitivity The area forms part of the wider countryside to the west of the village on ground sloping away to the west with wide views of the landscape. It is arable farmland with low hedges and a public footpath crossing the north-east corner linking to a minor road to the west and beyond. It is visible from adjacent housing and from the two minor roads and various footpaths in what appears to be a quiet side of the village. The site is assessed as having medium capacity for housing development The area has some capacity for housing but would also clearly extend the village envelope visible from the adjacent minor roads.
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted by Shropshire Homes
Access to services/employment areas	The village has a good range of facilities and services, including primary school, shop, post office, public house, village hall, and regular bus services. There are also a number of local employment opportunities. The site is a little removed from the village centre but is within walking distance, and particularly close to the village hall, playingfield and primary school.

Condover and Dorrington: Submission

Other constraints	There is a public footpath to the east of the site, along The Maitlands.
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	Nothing identified
Other relevant information	As a Mineral Safeguarding Area, the opportunity to work minerals prior to the commencement of development should be fully explored.

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 not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>No comments received</p>
Trees	Minor/limiting tree and hedgerow constraints. Boundary trees and hedges. Large internal field tree.
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, this site is not identified as a preferred option for development within the Village Design Statement, which has
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Condover and Dorrington: Submission

	been prepared by Condover Parish Council in consultation with the community. 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 western edge of Dorrington adjacent to The Maitlands. The Stage 2a assessment (sustainability appraisal) scores positively for, access to bus transport, access to a primary school and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 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 site is relatively unconstrained and, provided that the Highways Agency has no objections to a potentially significant increase in turning movements at the junction of Church Road and the A49, is considered to be a realistic option for development. However, the site would be a significant extension of the village into open countryside (the site is not particularly well contained in landscape terms, particularly to the north) and is of a size that could potentially accommodate a significant scale of development. The Parish Council has not identified this site a preferred option for development in its Village Design Statement or supported a scale of development necessitating a site of this size in addition to its preferred option (Forge Way). The site is not, therefore, proposed as a preferred option for housing development.

Conclusion

Potential windfall site	NO
Realistic site	YES - subject to Highways Agency not objecting to increase of movements on the A49/Church Road junction.

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.

Condover and Dorrington: Submission

Site Ref: DOR014	Site Name: Land at Station Road, Dorrington
Size (ha)	11.2
Indicative capacity	336
General location	The site is a large area of land located on the north-eastern edge of Dorrington, north of Station Road and east of the A49.
Brownfield or Greenfield	Predominantly greenfield although some elements were part of the sand and gravel quarry to the north, now substantially restored to agricultural use.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agriculture/former quarry
Topography	Undulating
Adjoining land uses and boundary features	To the north of the site there is land in use subject to on-going restoration. The main Cardiff rail line forms the eastern edge of the site, while Station Road, with residential properties opposite is the southern boundary. The A49 and a mix of residential and business uses border the site to the west.
Local highway capacity/ constraints	Access not currently acceptable, could/would be easily achievable based on development scale - however, for access off Station Road, the restricted nature of the junction of Station Road with the A49 is a consideration, while any new access off the A49 would depend on the agreement of the Highways Agency.
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) (Dorrington, Stapleton and Condover Cluster) 10. There is a requirement to upgrade the sewage treatment works at Dorrington. The Shropshire Water Cycle Study has identified that there is no current hydraulic capacity to accommodate additional flows. However, there are no known constraints that would prevent additional capacity being provided at the treatment works. There is also a strong community aspiration for improved pedestrian crossing facilities on the A49 in the village.
Inherent landscape character²	The site is assessed as having medium landscape sensitivity. The area consists of a large arable field and a reclaimed disused quarry sloping eastwards to the valley floor. The quarry face lies to the west dropping sharply away from the A49 and screened by trees. Intermittent trees also lie on the boundaries adjacent to Station Rd and to the settlement and a hedgerow separates the quarry from the field. The boundary to the railway is open. The settlement edge lies on the skyline with relatively recent housing to the south west. The area faces an oil depot to the east which is a detractor. The site is assessed as having medium capacity for housing development. The area has some capacity for housing as it has a relatively low intrinsic sensitivity, faces a detractor and visibility is relatively limited compared to other sides of the settlement. The quarry may have greater visibility from countryside to the north and is less connected with the settlement; therefore housing in this part is considered inappropriate. Housing is only considered potentially acceptable on the south/south eastern part of the area. Any development should incorporate significant amounts of woodland to reverse the degraded character.

Condover and Dorrington: Submission

Planning history or designations	Planning history relating to former sand and gravel extraction/restoration for northern part of site.
Land ownership, land agreements and delivery statements	Site promoted by RPS Planning on behalf of clients.
Access to services/employment areas	The village has a good range of facilities and services, including primary school, shop, post office, public house, village hall, and regular bus services. There are also a number of local employment opportunities. The site is within easy walking distance of the village centre (although being on the eastern side of the village, the site is less well related to the facilities, such as the primary school, located west of the A49).
Other constraints	There have been active sand and gravel quarrying on part of the site, with subsequent restoration, with implications for ground conditions and levels. The main railway line runs along the eastern side of the site.
General site related benefits	None identified
Transport and Highways related benefits	Potential to create alternative access from A49 to Station Road, avoiding current restricted junction, subject to Highways Agency agreement.
Strategic fit	Nothing identified
Other relevant information	As a Mineral Safeguarding Area, the opportunity to work minerals prior to the commencement of development should be fully explored.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments received
Biodiversity	<p>There are known protected species on site (Great Crested Newts within 100m) 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 not in or adjacent to an environmental network but there is potential to improve environmental networks.</p> <p>The site is within 5km of Bomere, Shomere and Betton Pools Ramsar, refer to HRA report.</p>
Trees	Minor tree and hedgerow constraints. Boundary trees and hedges. Internal hedgerow. Development stand-off required around woodland on west side of site.
Environmental Health	Northern part of site adjacent to Dorrington quarry (subject to restoration works): noise, vibration and dust issues. Also oil depot to east. Acceptable but with noise protection.
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	Less than 10% of site is susceptible to surface water flooding.

Condover and Dorrington: Submission

flooding	
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received
Community consultation response	Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, this site is not identified as a preferred option for development within the Village Design Statement, which has been prepared by Condover Parish Council in consultation with the community. 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 predominantly greenfield land, but with the northern part being restored former sand and gravel quarry. 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 and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The part of the site adjoining to Station Road is relatively unconstrained provided that the Highways Agency has no objections to a potentially significant increase in turning movements at the junction of Station Road and the A49. The northern part of the site is restored quarry and development of that part and the whole site in a co-ordinated manner would depend on a new access off the A49, which would be subject to the agreement of the Highways Agency. The site would be a significant extension of the village, albeit into an area which is relatively well contained in landscape terms, with the railway line to the east, and is of a size that could potentially accommodate a significant scale of development. The Parish Council has not identified this site a preferred option for development in its Village Design Statement or supported a scale of development necessitating a site of this size. The Parish Council has identified a preferred option for development on a site that is well related to village facilities (Forge Way).

Having regard to these issues, although the site is a potentially realistic option for development, depending on access arrangements, it is not considered suitable to identify as a preferred option for allocation for housing development.

Conclusion

Potential windfall site	NO
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Condover and Dorrington: Submission

Realistic site	YES – subject to acceptable highways access for all or parts of the site.
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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.

Site Ref: DOR017 (new site added Jan 2012- limited appraisal only)	Site Name: Land to the rear of the Old Vicarage, Dorrington
Size (ha)	1.01
Indicative capacity	28 (with initial phase of 16 dwellings promoted).
General location	The site is located on the south-western edge of Dorrington, to the rear of The Old Vicarage, south of Church Road and west of Forge Way.
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	Flat
Adjoining land uses and boundary features	To the north of the site there is existing residential development fronting Church Road and St Edwards Church. To the east is land promoted as DOR004, currently also in agricultural use. To the south and west is Jubilee Farm and open countryside.
Local highway capacity/ constraints	Access to the site is available off Church Road, with agreement in principle that access and associated visibility splays is acceptable in highway safety terms, potentially subject to improvements to the widening of the footway across the frontage of the Old Vicarage.
Other critical infrastructure constraints¹	Shrewsbury Place Plan (2011-2012) (Dorrington, Stapleton and Condover Cluster) 1. There is a requirement to upgrade the sewage treatment works at Dorrington. The Shropshire Water Cycle Study has identified that there is no current hydraulic capacity to accommodate additional flows. However, there are no known constraints that would prevent additional capacity being provided at the treatment works. There is also a strong community aspiration for improved pedestrian crossing facilities on the A49 in the village.
Inherent landscape character²	The site was not assessed as part of the Shrewsbury and Atcham Landscape Sensitivity and Capacity Study, however the area immediately to the south and east, including promoted site DOR004 was, as follows:

Condover and Dorrington: Submission

	<p>The area is assessed as having high landscape sensitivity.</p> <p>The area lies on a slight but locally prominent rise and consists of pasture and arable fields. It is highly sensitive as it lies adjacent to the church and Dorrington House and acts as the setting to these and other listed buildings which lie in this quadrant of the settlement. It is bounded by the A49 Main Road to the east, by the settlement to the north and east and by open countryside to the south. Trees are found by the roadside and in particular associated with Dorrington House. A Public Right of Way runs through the area. Views are possible from the main road to Dorrington House, which is the keynote/landmark building in the settlement. Views are possible out from the churchyard.</p> <p>The area is assessed as having medium/low capacity for housing development. It concludes that there is little or no capacity for housing in this area as it lies adjacent to the most important buildings on the edge of the settlement on a locally prominent rise.</p>
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Promoted by landowners
Access to services/employment areas	The village has a good range of facilities and services, including primary school, shop, post office, public house, village hall, and regular bus services. There are also a number of local employment opportunities. This site is within easy walking distance of the village centre and particularly the primary school.
Other constraints	None identified
General site related benefits	None identified
Transport and Highways related benefits	Potential to widen footway across the frontage of the Old Vicarage in Church Road.
Strategic fit	
Other relevant information	Information submitted by landowners in support of identification of site, including illustrative layout, and submissions regarding Village Design Statement and process.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Possible setting issues for Dorrington Church (Listed Grade II)
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 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>

Condover and Dorrington: Submission

	The site is within 5km of Bomere, Shomere and Betton Pools Ramsar, refer to HRA report.
Trees	Hedgerows and hedgerow trees will be a minor 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 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	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	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 views have been fairly mixed. However, as at May 2012, this site was not identified as a preferred option for development within the Village Design Statement (as amended), which had been prepared by Condover Parish Council in consultation with the community...however, the Parish Council then carried out a further consultation exercise on 09/06/12, including specific reference to this site and decided to support its allocation in the Plan, amending the Village Design Statement accordingly. The site was included in the Revised Preferred Options consultation document. 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	

Site Assessment Summary

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 and access to 1 out of five key amenities and facilities. However, the site scores negatively for access to 4 out of five key amenities and facilities, the site is within 250m of a historic landfill site and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The site is a greenfield site but one that is relatively centrally located within easy walking distance of the village facilities. It utilises an existing access onto the A49 off Church Road and therefore its suitability is subject to the Highways Agency having no objections to the increase in turning movements at this junction. The site is part of a wider area with landscape

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sensitivity, including by reason of its proximity to the village church and Dorrington House, with, in the case of this site, the setting of the Church being the key consideration. Generally, as with adjoining promoted site DOR004, it is considered that the northern part of the area of landscape sensitivity is visually contained by existing development, although there would be some impacts on views to the church when viewed from the existing public footpath at the back of Forge Way (negated if Site DOR004 comes forward for development) and generally from the south.

As at May 2012, the site had not been identified as a preferred option for development in the Village Design Statement produced by the Parish Council. The Parish Council carried out a further consultation exercise on 09/06/12, including specific reference to this site, and reviewed its position following this to support the allocation of the site. Accordingly, the site was included in the Revised Preferred Options consultation document as a proposed allocation.

Conclusion

Potential windfall site	NO
Realistic site	YES

Recommendation

Allocation in Final Plan	YES – following consideration of consultation responses, subject to development guidelines stating subject to development being accessed off Church Road, with regard required to the relationship of the development to the adjoining site allocated for development off Forge Way
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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.