

Hanwood: Submission

Summary Sheet: Stage 1 Assessment

Settlement: Hanwood Cluster

Site ref	Site Address	Stage 2	Comments
HAN001	Oakland, Hanwood	N	Site less than 0.2 ha in size
HAN002	Land adjacent to Copperfield	N	House under construction and majority of site within Flood Zone 3.
HAN003	Land off Caradoc View	Y	Part built/committed for affordable housing – exceptions site
HAN004	Land at The Oaklands	Y	Part of site built as affordable housing exception site
HAN005/R	Land at Hanwood Bank, Hanwood	Y	
HAN006	Vine Close	N	Site less than 0.2 ha in size
HAN007	Bleachfield	N	Site less than 0.2 ha in size
HAN008	Land to the rear of 72 Caradoc View	N	Site already built out
HAN009	Land north of Primary School	N	Site detached from residential area of Hanwood and well back from road frontage although adjoining primary school, village hall and playing field.
HAN010	Land at Lower Edgebold	N	Site detached from village and no longer promoted.
HAN011/R	Land adj. to Cruckmeole Farm	Y	Site detached from residential area of the village but road frontage land relatively close to facilities.
HAN013	Land off Orchard Lane	Y	
HAN014	Land at Cruckmeole.	N	Site divorced from Hanwood and not proposed as part of Community Cluster.

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Stage 1 Site Assessment: *Hanwood*

Site ref: HAN001		Site Name: Oakland, Hanwood	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site less than 0.2 ha in size
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment.*

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Stage 1 Site Assessment: *Hanwood*

Site ref: HAN002		Site Name: Land adjacent to Copperfield	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	House under construction
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	Y	Majority in Flood Zone 3
9	Site not currently promoted	Y	House under construction

Recommendation: *Site not progressed to Stage 2 assessment. House under construction and majority of site within Flood Zone 3.*

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Stage 1 Site Assessment: *Hanwood*

Site ref: HAN003		Site Name: Land off Caradoc View	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y/N	Part of site built/committed for affordable housing exceptions site.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *Site progressed to Stage 2 assessment. Part of site built/committed for affordable housing exceptions site.*

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Stage 1 Site Assessment: *Hanwood*

Site ref: HAN004		Site Name: Land at The Oaklands	
Criteria	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y/N	Part of site built – affordable housing exception site
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Site built – affordable housing exception site

Recommendation: *site progressed to Stage 2 assessment. Part of site built as affordable housing exception site*

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Stage 1 Site Assessment: *Hanwood*

Site ref: HAN005/R		Site Name: Land at Hanwood Bank, Hanwood	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment.*

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Stage 1 Site Assessment: *Hanwood*

Site ref: HAN006		Site Name: Vine Close	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site less than 0.2ha in size
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

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

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Stage 1 Site Assessment: *Hanwood*

Site ref: HAN007		Site Name: Bleachfield	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	Site less than 0.2 ha in size
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

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

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Stage 1 Site Assessment: *Hanwood*

Site ref: HAN008		Site Name: Land to the rear of 72 Caradoc View	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Site already built out
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Built out – affordable housing exceptions site

Recommendation: *site not progressed to Stage 2 assessment – site already built out*

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Stage 1 Site Assessment: *Hanwood*

Site ref: HAN009		Site Name: Land north of Primary School	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N/Y	Site detached from existing residential area of Hanwood and well back from road frontage, although adjoining primary school, village hall and playing field (associated with HAN011/R).
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	Y	Significant part in Zone 3
9	Site not currently promoted	N	

Recommendation: *Site not progressed to Stage 2 assessment – Significant part of site in flood zone 3. Site detached from existing residential area of Hanwood and well back from road frontage, although adjoining primary school, village hall and playing field (associated with HAN011/R).*

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Stage 1 Site Assessment: *Hanwood*

Site ref: HAN010		Site Name: Land at Lower Edgebold	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Detached from village
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Site no longer promoted

Recommendation: *site not progressed to Stage 2 assessment – site detached from village and no longer promoted.*

Hanwood: Submission

Stage 1 Site Assessment: *Hanwood*

Site ref: HAN011/R		Site Name: Land west of Primary School	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Divorced from residential area of village, but road frontage land relatively close to facilities.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *Site progressed to Stage 2 assessment. Site detached from residential area of the village but road frontage land relatively close to facilities.*

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Stage 1 Site Assessment: *Hanwood*

Site ref: HAN013		Site Name: Land off Orchard Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site progressed to Stage 2 assessment.*

Hanwood: Submission

Stage 1 Site Assessment: *Hanwood*

Site ref: HAN014		Site Name: Land at Cruckmeole.	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Divorced from Hanwood – in Cruckmeole (not proposed as part of Community Cluster)
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	

Recommendation: *site not progressed to Stage 2 assessment – Site divorced from Hanwood and not proposed as part of Community Cluster.*

Hanwood: Submission

Housing Sites Assessment: Stage 2a

Site ref: HAN003		Site Name: Land off Caradoc View		
	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	+		

Hanwood: Submission

Site ref: HAN003		Site Name: Land off Caradoc View		
	Criteria	SA Score	Assessment	Comments
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	
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	

Hanwood: Submission

Site Assessment: Stage 2a

Settlement: Hanwood Cluster

Site ref: HAN004		Site Name: Land at The Oaklands		
	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	

Hanwood: Submission

Site ref: HAN004		Site Name: Land at The Oaklands		
	Criteria	SA Score	Assessment	Comments
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	-	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	

Hanwood: Submission

Site Assessment: Stage 2a

Settlement: Hanwood Cluster

Site ref: HAN005/R		Site Name: Land at Hanwood Bank, Hanwood		
	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	

Hanwood: Submission

Site ref: HAN005/R		Site Name: Land at Hanwood Bank, Hanwood		
	Criteria	SA Score	Assessment	Comments
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	-	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	

Hanwood: Submission

Site Assessment: Stage 2a

Settlement: Hanwood Cluster

Site ref: HAN011/R		Site Name: Land west of Primary 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	

Hanwood: Submission

Site ref: HAN011/R		Site Name: Land west of Primary School		
	Criteria	SA Score	Assessment	Comments
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	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	

Hanwood: Submission

Site Assessment: Stage 2a

Settlement: Hanwood Cluster

Site ref: HAN013		Site Name: Land off Orchard Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	+	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	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	

Hanwood: Submission

Site ref: HAN013		Site Name: Land off Orchard Lane		
	Criteria	SA Score	Assessment	Comments
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	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	+	Filled quarry

Hanwood: Submission

Notes

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

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

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

Hanwood: Submission

Housing Sites Assessment: Stage 2b

Site Ref: HAN003	Site Name: Land off Caradoc View
Size (ha)	2.1
Indicative capacity	61 (but part of the originally promoted site has now been developed as an affordable housing development under the Exceptions Sites policy.
General location	This is a rural fringe site located to the north east of Hanwood at Hanwood Bank. It is off Caradoc View, an adjacent residential area which has access onto the A488. The site adjoins the existing development boundary on its eastern side only and housing has been developed at this location.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area
Current use	Agriculture and part of site (to south-east) recently developed with affordable housing
Topography	Gently sloping
Adjoining land uses and boundary features	The site is predominately adjoined by agricultural land to the west and south, with existing housing to the south east. The land to the south is promoted site HAN004. The former railway line forms a tree lined boundary to the site to the north-east. To the west is The Oaklands which has permission for the development of a care home.
Local highway capacity/ constraints	No comments received
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Hanwood, but the Parish Council has subsequently identified the need for traffic calming measures and pedestrian crossings on the A488 through the village.
Inherent landscape character²	<p>The site is part of an area assessed as of high/medium landscape sensitivity</p> <p>The area consists of two pasture fields lying on a gently sloping valley side. The southern boundary evergreen hedge is prominent on the skyline from the nearby A488. It is bounded by a public right of way and is also overlooked by housing estate to the east. The area forms part of an important gap separating Hanwood Bank and the village of Hanwood but also forms part of the wider countryside extending north.</p> <p>The area is assessed as having low capacity for housing development</p> <p>The area has no capacity for housing. As the area extends into the countryside, it forms the skyline when viewed from the A488 and helps form an important gap between Hanwood Bank and Hanwood.</p> <p>NB. Affordable housing exceptions site subsequently permitted and first phases constructed, and evergreen hedge on southern boundary now a major screen of development as viewed from the south</p>
Planning history or designations	Affordable housing schemes permitted under Exceptions Sites policy.
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment	Although the site is within easy walking distance of a bus stop with a regular bus service, play area and young persons' recreational facility, it is removed

Hanwood: Submission

areas	from the village centre and is not within easy walking distance of the existing school. Safety has been raised as a concern for pedestrians walking to the village centre. There is a public footpath running up the eastern boundary of the site.
Other constraints	Relatively poor and indirect access to the site via Caradoc View.
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	
Other relevant information	Part of the site now comprises the Oaklands View rural exception affordable housing development which will total 33 dwellings.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Within 300m of a Scheduled ancient monument- Line of Roman road crosses site - archaeological assessment and evaluation necessary prior to submission of an application.
Biodiversity	<p>There are no known protected species on site but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Reptiles <p>The site is not in, adjacent to or within a buffer zones of a designated site</p> <p>The Site is not in or adjacent to an Environmental Network but there is potential to improve environmental networks.</p> <p>The site has passed an HRA</p>
Trees	Buffer zone may be needed for adjacent woodland
Environmental Health	No comments received
Drainage: Watercourse flooding	There is no watercourse in or within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Hanwood: Submission

Community consultation response	<p>Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, the Parish Council has highlighted the strength of opposition amongst residents in relation to development at Hanwood Bank. As an alternative, a preference has been expressed for development at the western edge of the village where existing services and facilities are focused.</p> <p>The Parish Council does not support further development at Hanwood Bank west of Caradoc View.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
Statutory bodies responses to date	None specific to this site.

Site Assessment Summary

The undeveloped part of the site is greenfield land, in agricultural use, located to the north east of Hanwood, at Hanwood Bank, off Caradoc View. The site does partially link to the existing development boundary but would elongate the existing projecting 'spur' of Caradoc View, with any development intruding further into countryside. It is not well located to benefit from the available village facilities - in particular, it is remote from the village shop, post office and primary school, with the access route being along the busy A488 which runs through the settlement. The site now includes the Oaklands View affordable housing development, which will total 33 dwellings. The site boundary therefore requires revision to reflect the revised developable area.

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

The Stage 2b assessment highlights that site is not well connected to the village with indirect access to the A488, via the existing housing estate, the need to take into account adjoining trees, and archaeological considerations. It is also indicated that the local community have expressed significant opposition to development in this location. Previously identified landscape sensitivity issues are now less of an issue for this particular site. The sustainability appraisal provides a relatively poor overall assessment of the site, it is removed from the village services and facilities and the existing school. Given the lack of community support for development at Hanwood Bank and the limited overall level of development required for the settlement, this site is not proposed as an allocation.

Conclusion

Potential windfall site	NO - outside development boundary
Realistic site	NO - lacks a good relationship with the main village and facilities, and restricted access to the site via Caradoc View.

Recommendation

Allocation in Final Plan	No
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Hanwood: Submission

Site Ref: HAN004	Site Name: Land at The Oaklands
Size (ha)	1.7
Indicative capacity	52
General location	This is a rural fringe site located to the north east of Hanwood at Hanwood Bank. It is to the south of The Oaklands) and the Oaklands View affordable housing development and to the west of the Caradoc View estate..
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral safeguarding Area
Current use	Agriculture
Topography	Sloping
Adjoining land uses and boundary features	The site is predominately adjoined by agricultural land except for the existing housing to the north east and east. To the north, separated by an access track, is promoted site HAN003 - now partially developed as an affordable housing site (Oaklands View), and the Oaklands, which has permission for the development of a care home. To the south and west, the site is adjacent to and part enclosed by agricultural land which is being promoted as HAN005. There are strong hedgerow/tree boundaries to the western and southern boundaries.
Local highway capacity/ constraints	No comments received. The site is currently accessed via the track off the A488 serving the Oaklands (the permission for the redevelopment of this as a care home includes a new access off the A488 which could serve this site),
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Hanwood, but the Parish Council has subsequently identified the need for traffic calming measures and pedestrian crossings on the A488 through the village.
Inherent landscape character²	<p>The site is part of an area assessed as of high/medium landscape sensitivity</p> <p>The area consists of two pasture fields lying on a gently sloping valley side. The southern boundary evergreen hedge is prominent on the skyline from the nearby A488. It is bounded by a public right of way to the east and is also overlooked by housing estate on the eastern side. The area forms part of an important gap separating Hanwood Bank and the village of Hanwood but also forms part of the wider countryside extending north.</p> <p>The area is assessed as having low capacity for housing development</p> <p>The area has no capacity for housing. As the area extends into the countryside, it forms the skyline when viewed from the A488 and helps form an important gap between Hanwood Bank and Hanwood.</p> <p>NB. Affordable housing exceptions site subsequently permitted and first phases constructed, and evergreen hedge on southern boundary now a major screen of development as viewed from the south</p>
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted
Access to services/employment	Although the site is within easy walking distance of a bus stop with a regular bus service, play area & young persons' recreational facility, it is removed

Hanwood: Submission

areas	from the village centre and is not within easy walking distance of the existing school. Safety has been raised as a concern for pedestrians walking to the village centre. There is a bridleway running up the eastern boundary of the site which leads to a public footpath to the north.
Other constraints	Site access may be reliant on the redevelopment of The Oaklands as a care home or the development of HAN005.
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	
Other relevant 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 ▪ 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 has passed a HRA</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 low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	No comments received

Hanwood: Submission

Community consultation response	<p>Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, the Parish Council has highlighted the strength of opposition amongst residents in relation to development at Hanwood Bank. As an alternative, a preference has been expressed for development at the western edge of the village where existing services and facilities are focused.</p> <p>The Parish Council does not support further development at Hanwood Bank west of Caradoc View.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
Statutory bodies responses to date	None specific to this site.

Site Assessment Summary

The site is greenfield land, in agricultural use, located to the north east of Hanwood, at Hanwood Bank, west of Caradoc View. Development in this location would elongate the existing projecting spur of Caradoc View, with any development intruding further into countryside. The site is also not well located to benefit from the available village facilities, in particular it is remote from the shop, post office and primary school, with access being along the busy A488 which runs through the settlement.

The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The Stage 2b assessment highlights that site is not well connected to the village with a need to create a new access on to the A488. It is also indicated that the local community has expressed significant opposition to development in this location. Previously identified landscape sensitivity issues are now less of an issue for this particular site.

The sustainability appraisal provides a relatively poor overall assessment of the site. It is removed from the village services and facilities and the existing school. Given these issues, the lack of community support for development at Hanwood Bank and the limited overall level of development required for the settlement, this site is not considered suitable to be identified as an allocation.

Conclusion

Potential windfall site	No - outside development boundary
Realistic site	No - lacks a good relationship with Caradoc View and the main village and facilities, while acceptable access may be dependent on redevelopment of The Oaklands or the development of HAN005.

Recommendation

Allocation in Final Plan	No
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Hanwood: Submission

Site Ref: HAN005/R	Site Name: Land at Hanwood Bank, Hanwood
Size (ha)	2.4 ha (part of larger 6.1 ha site originally promoted)
Indicative capacity	Approximately 65 houses on promoted area (land in south-eastern corner of larger site, adjoining Caradoc View estate).
General location	The site is located to the north east of Hanwood at Hanwood Bank. It is located to the northern side of directly off the A488. The Caradoc View estate lies to the east.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	A small part of the south eastern part of the site is within a Mineral Safeguarding Area
Current use	Agriculture
Topography	The overall site slopes uphill to the north, steeply in parts, although the south eastern portion now being promoted, is less steep.
Adjoining land uses and boundary features	The promoted site is adjoined by agricultural land to the west and north, with housing to east (Caradoc View). To the north and separated by a substantial evergreen hedge, is promoted site HAN004, The Oaklands, which has permission for the development of a care home, and, separated by an access track, promoted site HAN003, part of which is being developed as an affordable housing development. There are hedgerow/tree boundaries with significant individual trees including TPO trees to the north of the site. The A488 forms the southern boundary.
Local highway capacity/ constraints	The development would require a new access on to the A488, which is a busy route with local concerns relating to traffic speed and pedestrian safety. The Highways Authority has indicated that in principle it has no objection to the proposed development, although the site would require some traffic calming measures on the A488 to reduce speeds. The planning permission for The Oaklands for a care home includes a new access onto the A488 which would form the access for this site.
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Hanwood, but the Parish Council has subsequently identified the need for traffic calming measures and pedestrian crossings on the A488 through the village.
Inherent landscape character²	<p>The promoted site is part of a larger area assessed as of high/medium landscape sensitivity.</p> <p>The area is an arable field lying on a sloping valley side. It is prominent from the adjacent A488 with a low-cut hedge only intervening. It forms the skyline in views from this road and from parts of the adjacent public rights of way. It is overlooked by a housing estate to the east and ribbon development lies to the south adjacent to the main road. The area forms an important gap separating Hanwood Bank and the village of Hanwood but also forms part of the wider countryside.</p> <p>The site is assessed as having a low capacity for housing development</p> <p>The area has no capacity for housing as it is a prominent slope forming an important gap between Hanwood Bank and Hanwood.</p> <p>NB the smaller promoted site is located on the part of the area which is less steeply sloping and adjoins the existing Caradoc View estate and so could be considered the less sensitive part of the area.</p>
Planning history or	The planning permission for The Oaklands for a care home includes a new

Hanwood: Submission

designations	access onto the A488 which would form the access for this site.
Land ownership, land agreements and delivery statements	Site promoted by Shropshire Homes Ltd
Access to services/employment areas	Although the site is within easy walking distance of a bus stop with a regular bus service, play area & young persons' recreational facility, it is removed from the village facilities and is not within easy walking distance of the existing school. Safety has been raised as a concern for pedestrians walking to the village centre. There is a bridleway running up the eastern boundary of the site which leads to a public footpath to the north.
Other constraints	None known
General site related benefits	None identified
Transport and Highways related benefits	The promoter indicates that the access arrangements would include the provision of a right turning lane and a pedestrian crossing or pedestrian refuge.
Strategic fit	
Other relevant information	<p>It is intended that the site access will be provided by the new access for the Oaklands Care Home, which has been agreed in principle by Shropshire Council.</p> <p>As the south eastern part of the site is now the area being promoted, it should be noted that part of this may fall within a Mineral Safeguarding Area. The opportunity to work minerals prior to the commencement of development should therefore be fully explored.</p>

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 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 has passed a HRA</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	Less than 10% of the site is susceptible to 30 year Deep zone surface water flooding.
Drainage: Groundwater flooding	There is a low risk of groundwater flooding (less than 25% of the site is recorded as being susceptible).
Drainage:	Policy CS18 requires all developments to include appropriate Sustainable Drainage

Hanwood: Submission

Suitability for SUDS	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	<p>Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, the Parish Council has highlighted the strength of opposition amongst residents in relation to development at Hanwood Bank. As an alternative, a preference has been expressed for development at the western edge of the village where existing services and facilities are focused.</p> <p>The Parish Council does not support further development at Hanwood Bank west of Caradoc View.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
Statutory bodies responses to date	None specific to this site.

Site Assessment Summary

This is a large greenfield site in agricultural use, located on the north eastern edge of Hanwood, at Hanwood Bank. The site is relatively open to views from the A488 and adjacent public rights of way. However, it should be noted that only the south eastern part of the site is now being promoted. This part of the site is located on flatter land and is likely to have less landscape impact than the more steeply sloping parts of the site.

The Stage 2a assessment (sustainability appraisal) scores the site positively for access to bus transport and access to 2 out of the five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, access to a primary school and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The Stage 2b assessment highlights landscape sensitivity, in particular the need to maintain separation of Hanwood Bank and Hanwood. The assessment also highlights the need to take into account road access safety and ecological concerns and notes that the local community has expressed significant opposition to development in this location.

The sustainability appraisal provides a relatively poor overall assessment of the site. The site is removed from the village services and facilities including the existing school. It is considered to be visually prominent from the A488 and there are local community concerns regarding traffic speeds on the A488 and pedestrian safety. Whilst the site is technically developable, given these issues, the lack of community support for development at Hanwood Bank, and the limited overall level of development required for the settlement, this site is not considered suitable to be identified as an allocation or preferable to land at the western end of the village.

Conclusion

Potential windfall site	No - outside development boundary
Realistic site	Yes - if landscape sensitivity and access issues satisfactorily addressed.

Recommendation

Allocation in Final Plan	No
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Hanwood: Submission

Site Ref: HAN011/R	Site Name: Land adj. to Cruckmeole Farm
Size (ha)	Original site 4.0 ha. - plan showing reduced area of 1ha subsequently put forward for consideration.
Indicative capacity	119 (Capacity 30 on reduced site area)
General location	This is a rural fringe site located to the north of the A488 to the western edge of Hanwood at land on land adjacent to Cruckmeole Farm. The site is also directly to the west of the primary school and located adjacent to the residential area of Cruckmeole. The site does not physically adjoin the existing development boundary which runs to the southern side of the A488.
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	Undulating
Adjoining land uses and boundary features	The site is predominately adjoined by agricultural land which lies to the North of the site. The site is bordered to the east by to St Thomas and St Anne's Primary School, and to the west by the farm buildings. The southern boundary is directly adjacent to the A488, which is the main road into the village. The site is only partially defined by hedgerow boundaries but there is a footpath which runs along the northern site boundary.
Local highway capacity/ constraints	Access not currently acceptable, could be easily achievable based on development scale Cycle access not currently acceptable, could be easily achievable based on development scale
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Hanwood, but the Parish Council has subsequently identified the need for traffic calming measures and pedestrian crossings on the A488 through the village.
Inherent landscape character²	The site is assessed as of high/medium landscape sensitivity The area is a pastoral field lying adjacent to the Rea Brook floodplain and the A488. Relatively low hedges enclose the area which is generally fairly visible. The area forms an important gap between the ribbon development of Hanwood and the rural settlement of Cruckmeole with its number of listed buildings. The site is assessed as having low capacity for housing development The area has no capacity for housing as it is a single field which divides two settlements.
Planning history or designations	No planning history or designations
Land ownership, land agreements and delivery statements	Site promoted by agent, Berrys.
Access to services/employment areas	The site is within easy walking distance of the village centre, a bus stop with a regular service, a play area & young persons' recreational facility and the primary school. There is a public footpath along the northern boundary of the site.
Other constraints	In order to maintain a distinction between Cruckmeole and Hanwood, Pontesbury Parish Council and Hanwood Parish Council only support

Hanwood: Submission

	development between the telephone exchange and the junction with Pound Lane. This site has the potential to yield 30 dwellings.
General site related benefits	None known
Transport and Highways related benefits	Traffic calming measures could be incorporated as part of the development to reduce speeds passing the existing school and entering the village.
Strategic fit	Nothing identified
Other relevant information	As the site is located within a Mineral Safeguarding Area, the opportunity to work minerals prior to the commencement of development should be fully explored. Site is within Pontesbury Parish and Pontesbury Parish Council has indicated that that it would support the allocation subject to maintaining appropriate gap between Hanwood and Cruckmeole. Allocation of part of the site supported by Great Hanwood Parish Council on same basis with the requirement that provision of enhanced pedestrian footway and crossing points together with road calming measures are enabled by any development.

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 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 has passed a HRA</p>
Trees	No tree constraints
Environmental Health	No comments received
Drainage: Watercourse flooding	There is a watercourse within 50m of the site boundary. No watercourse flooding has been recorded and no flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	Less than 10% 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.

Hanwood: Submission

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 views have been fairly mixed. However, the Parish Council has highlighted the strength of opposition amongst residents in relation to development at Hanwood Bank. As an alternative, a preference has been expressed for development at the western edge of the village where existing services and facilities are focused.</p> <p>The Parish Council has supported the identification of the site for the development of up to approximately 30 dwellings on a phased basis (minimum of two phases) and with appropriate traffic calming measures to ensure safe access to and from the development and to reduce speeds entering the village and passing the neighbouring school.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
Statutory bodies responses to date	None specific to this site.

Site Assessment Summary

This is a large greenfield site in agricultural use, located on the western edge of Hanwood, adjacent to Cruckmeole Farm. The site is visible from the A488 and is undulating but not elevated. It is identified as being important visually to maintain separation between Hanwood and Cruckmeole. Revised site proposals now show a more limited 1ha area to the eastern side of the site (adjoining the school), extending as far as Pound Lane opposite, put forward for consideration. This part of the site is the most distance from Cruckmeole village, retaining a greenfield 'gap' and therefore its development would not cause coalescence of settlements and would have less landscape impact than development elsewhere in the village on more steeply sloping sites. The majority of services and facilities in Hanwood are also located at this western end of the village.

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

The Stage 2b assessment identifies landscape sensitivity, in particular the need to maintain separation of Hanwood and Cruckmeole. The assessment also highlights the need to take into account road access safety, risk of groundwater flooding and environmental network /ecological concerns. It is, however, noted that development in this location could deliver significant footway and traffic calming improvements and the local community has expressed a preference for development at the western end of the village where services and facilities are focused.

Hanwood: Submission

The sustainability appraisal does not highlight any significant concerns and the site is preferred to the alternatives in terms of its proximity to existing services and facilities. Whilst some landscape sensitivity issues have been identified these are satisfactorily mitigated by the proposed more limited site area and development which is in line with the overall aspiration for development within the settlement.

Conclusion

Potential windfall site	NO - outside development boundary
Realistic site	YES - reduced site area

Recommendation

Preferred option	Yes – subject to : <ul style="list-style-type: none">• Reduced site area (1ha) between the telephone exchange and Pound Lane for the development of up to 30 dwellings on a phased basis;• Securing appropriate traffic calming measures;• potential groundwater flooding issues are taken into account.
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Recommendation

Allocation in Final Plan	YES - subject to development guidelines stating: Development to be built in a minimum of 2 phases and with appropriate traffic calming measures to ensure safe access to and from the development and to reduce traffic speeds entering the village and passing the school.
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Hanwood: Submission

Site Ref: HAN013	Site Name: Land off Orchard Lane
Size (ha)	2.2
Indicative capacity	6 (promoted for low density development)
General location	The rural fringe site is located on the south western edge of Hanwood, on land off Orchard Lane. It lies to the south of the railway line and the A488 adjacent to the development boundary and existing residential development on the edge of Hanwood.
Brownfield or Greenfield	Greenfield/part brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is not in or adjacent to a Coal Authority Referral Area or a Mineral Safeguarding Area
Current use	Paddocks
Topography	Sloping uphill towards the south
Adjoining land uses and boundary features	The site is predominately adjoined by agricultural land which lies to the south and west of the site, with an area of woodland to the south east. To the north, the site is bounded by the A488 and the railway line. The site is bordered to the east by existing housing. The site is characterised by some strong hedgerow/tree boundaries with trees within the site.
Local highway capacity/ constraints	Access currently constrained – narrow drive from Orchard lane, Orchard Lane is not a made-up road, and its junction with the A488 is poorly defined, complicated by the presence of Weir Road.
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Hanwood, but the Parish Council has subsequently identified the need for traffic calming measures and pedestrian crossings on the A488 through the village.
Inherent landscape character²	No site specific assessment available. Relatively contained in landscape terms, behind frontage development and railway line, although on rising land. However, any development and its access would have an impact on the residential amenity of the properties fronting the A488 and adjoining properties on Orchard Lane.
Planning history or designations	No planning history or designations.
Land ownership, land agreements and delivery statements	Site promoted by Agent, Roger Parry and Partners
Access to services/employment areas	The site is within easy walking distance of the village centre, a bus stop with a regular service, play area and young persons' recreational facility and the primary school. There is a bridleway on the eastern side of the site, along Orchard Lane.
Other constraints	The site is accessed by an unmade bridleway and SC highways have indicated that they would not support any development proposal in excess of six houses without the road being brought up to adoptable standards. The local impact of loss of amenity for very close existing properties has been raised by the Parish Council as a constraint. The junction of Orchard Lane/Weir Road with the A488 is also problematic.
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	
Other relevant	

Hanwood: Submission

information	
Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site contains a former brickworks - archaeological mitigation required post determination
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 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 has passed a HRA</p>
Trees	Limited tree constraints
Environmental Health	No comments received
Drainage: Watercourse flooding	A watercourse runs through the site and the Surface Water Management Interim Guidance for Developers requires modelling to assess the extent of any flooding which may occur. Some water courses have already been modelled but where no data exists, the issue will be needed to be addressed at either the planning brief or planning application stage. No watercourse flooding has been recorded and 1 flood events have been reported by members of the public to the Flood Forum. None of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	No part of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	There is a high risk of groundwater flooding (between 50 and 75% of the site is recorded as being susceptible).
Drainage: Suitability for SUDS	Policy CS18 requires all developments to include appropriate Sustainable Drainage Systems (SUDS). Infiltration or attenuation depending on site characteristics, and not in any SPZ.
Countryside	No comments received
Environment Agency	Flood Risk is either not an issue or can be appropriately managed.
Community consultation response	<p>Of those respondents who have expressed an opinion about the future direction of growth, the views have been fairly mixed. However, the Parish Council has highlighted the strength of opposition amongst residents in relation to development at Hanwood Bank. As an alternative, a preference has been expressed for development at the western edge of the village where existing services and facilities are focused.</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>

Hanwood: Submission

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

This is a screened, primarily greenfield site, located on the south western edge of Hanwood village, adjacent to existing dwellings, with the village development boundary to the east. It is contained by the railway line, A488 and existing residential development to the north which limits alternative access opportunities. The identified access (an existing bridleway) has limited capacity to serve further dwellings without improvement and Orchard Lane/Weir Road has a weak junction with the A488. There are concerns regarding potential impacts of development and related access road on neighbouring properties.

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, previous industrial or contaminative use and access to 2 out of five key amenities and facilities. However, the site scores negatively for access to 3 out of five key amenities and facilities, the site is within 250m of a historic landfill, and the site is on grade 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The Stage 2b assessment shows the site is reasonably well connected to the village but, whilst being to the south of the A488, is not directly accessible from it. The assessment highlights the need to consider residential amenity impacts, risk of watercourse and groundwater flooding, archaeological and environmental network /ecological concerns. Development of the site would also potentially impact on the bridleway network.

The sustainability appraisal does not highlight any significant concerns and the site has good proximity to existing services and facilities. Its general location is thus in line with community preference for development at the western end of the village, where services and facilities are focused. Intensification of use of the site and required access improvements could however significantly impact on the amenity of existing properties. Given these issues and limited overall level of development required for Hanwood, this site is not considered suitable to be allocated for development.

Conclusion

Potential windfall site	No - outside the existing development boundary and would be a significant extension of it.
Realistic site	Yes - limited development, subject to access improvements and safeguarding the amenities of neighbouring properties.

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.