

Uffington Submission

Summary Sheet: Stage 1 Assessment

Settlement: Uffington Cluster

Site ref	Site Address	Stage 2	Comments
UFF001	Land at Uffington	N	Site not well related to main settlement
UFF002/09	Land south west of Uffington	N	Site not well related to main settlement
UFF003/09	Land to rear of hall, opposite Mill Lane	Y	
UFF004/09	Land North of Bridge Farm	N	Site not well related to main settlement
UFF005/09	Land to west of disused canal	N	Site not well related to main settlement
UFF006/10	Land south of Manor Court	Y	

Uffington Submission

Stage 1 Site Assessment: *Uffington*

Site ref: UFF001		Site Name: Land at Uffington	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site not well related to main settlement
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 not well related to main settlement.*

Uffington Submission

Stage 1 Site Assessment: *Uffington*

Site ref: UFF002/09		Site Name: Land south west of Uffington	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site not well related to existing settlement
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 not well related to existing settlement.*

Uffington Submission

Stage 1 Site Assessment: *Uffington*

Site ref: UFF003/09		Site Name: Land to rear of hall, opposite Mill 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.*

Uffington Submission

Stage 1 Site Assessment: *Uffington*

Site ref: UFF004/09		Site Name: Land North of Bridge Farm	
Criteria	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	(site enlarged as per email 16/09/11)
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site not well related to main settlement
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 not well related to main settlement.*

Uffington Submission

Stage 1 Site Assessment: *Uffington*

Site ref: UFF005/09		Site Name: Land to west of disused canal	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site not well related to existing settlement
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 not well related to main settlement.*

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Stage 1 Site Assessment: *Uffington*

Site ref: UFF006/10		Site Name: Land south of Manor Court	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	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.*

Uffington Submission

Housing Site Assessment: Stage 2a

Site Assessment: Stage 2a

Settlement: Uffington Cluster

Site ref: UFF003/09		Site Name: Land to rear of hall, opposite Mill Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	-	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		

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Site ref: UFF003/09		Site Name: Land to rear of hall, opposite Mill Lane		
	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	Wildlife sites buffer
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	grade 2 & 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	

Uffington Submission

Site Assessment: Stage 2a

Settlement: Uffington Cluster

Site ref: UFF006/10		Site Name: Land south of Manor Court		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
4	Landscape sensitivity high ²	-	-	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		

Uffington Submission

Site ref: UFF006/10		Site Name: Land south of Manor Court		
	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	-	Wildlife sites buffer
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 2
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

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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

Housing Sites Assessment: Stage 2b

Site Ref: UFF003/09	Site Name: Rear of Village Hall opposite Mill Lane
Size (ha)	1.9
Indicative capacity	58
General location	The site is north of the village hall on the northern edge of Uffington.
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	Meadows
Topography	Flat
Adjoining land uses and boundary features	To the north and north-east of the site are Yew Tree Cottages, Church Road and the former Shrewsbury-Newport Canal. There is agricultural land to the south, with the village hall and its car park, farm buildings, residential properties and Church Road to the west.
Local highway capacity/ constraints	Access potentially acceptable, but there are issues relating to the alignment of Church Road. More information is required.
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Uffington.
Inherent landscape character²	<p>The site is assessed as of high landscape sensitivity</p> <p>The area is a pastoral field between the settlement of Uffington and a disused canal. It is bounded by trees to the east, trees in a hedgerow to the south and the indented settlement edge to the west. The settlement is a traditional rural discontinuous linear settlement with listed buildings. The site provides gaps in the frontage allowing views out into the countryside including to Haughmond Hill. The area is an important part of the character of this village. A Public Right of way lies to the south.</p> <p>The site is assessed as of low capacity for housing development</p> <p>The area has no capacity for housing as the gaps in the built frontage are an important characteristic of the village allowing views out. It would be inappropriate to develop any other part of the site as it would not be associated with the built form.</p>
Planning history or designations	None
Land ownership, land agreements and delivery statements	The site was being promoted by Kembertons on behalf of the landowners.
Access to services/employment areas	The site is close to the village's services, including the public house, church and village hall. The village as a whole is relatively close to Shrewsbury, with other services and employment areas available. There is a primary school in Upton Magna.
Other constraints	None identified.

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Site Ref: UFF003/09	Site Name: Rear of Village Hall opposite Mill Lane
General site related benefits	Potential integration with/improvement of village hall access/parking/facilities.
Transport and Highways related benefits	None identified
Strategic fit	
Other relevant information	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	<p>Potential setting issues for Listed Buildings. Ridge and furrow of probable medieval date present on site. Access to site also gained from historic street frontage, where there is also archaeological potential. Archaeological assessment and evaluation required prior to submission of a planning application. Potential setting issues for Listed Buildings.</p>
Biodiversity	<p>There are known protected species on site (Great Crested Newts) but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 4km of Hencott Pools Ramsar, refer to HRA report.</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 1 flood event has been reported by a member of the public to the Flood Forum. No part of the site is in Flood Zone 3a or 3b.
Drainage: Surface water flooding	Less than 10% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	There is a very high risk of groundwater flooding (more than 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.

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Countryside	No comments received
Environment Agency	No comments received

Community consultation response	<p>The Parish Council has engaged with the local community in its consideration of the scale and location of development sought for the village. As a result, only a limited scale of development is sought (approximately 5 dwellings in addition to existing consents) and one site (between Manor Farm and Top Cottages) is identified as the preferred option.</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	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and low level of flood risk. It is negative for access to all 5 key amenities and facilities, access to a primary school, the site has high landscape sensitivity and the site is on grade 2 and 3 agricultural land. The site is neutral for all other sustainability appraisal objectives.

This is a greenfield site but one that is located in the centre of the village. However, there are a number of issues relating to suitability for development particularly uncertainty over access, sensitivity of landscape/contribution to village character/proximity to listed building, and the potential scale of development that could come forward on the site when compared against the low levels of development sought by the Parish Council. Also, the Parish Council has identified another site as the preferred option, and that site has the potential to provide the majority of the additional development sought in the village. Nonetheless, given the site's central location, it is considered that limited, sensitively located and designed development could be possible within the site on a windfall basis, but the acceptability of this could only be determined with the benefit of detailed information. The site is therefore identified a potential windfall site, but not as a realistic or preferred option for allocation.

Conclusion

Potential windfall site	Yes – for limited and sensitively designed development
Realistic site	No – there are significant constraints on the potential development of the site.

Recommendation

Allocation in Final Plan	No
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Uffington Submission

Site Ref: UFF006/10	Site Name: Land south of Manor Court
Size (ha)	1.0
Indicative capacity	Up to 5
General location	The site is located on the southern-western edge of Uffington, south of Manor Court.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	The site is within a Mineral Safeguarding Area
Current use	Agricultural
Topography	Flat
Adjoining land uses and boundary features	Manor Court is to the north of the site. Church Road forms the site's eastern edge, with individual houses fronting Church Road opposite. There are also four properties to the south (Top Cottages). There is agricultural land to the west, down to the River Severn, and to the south-east.
Local highway capacity/ constraints	Access acceptable.
Other critical infrastructure constraints¹	The Shrewsbury Place Plan (2011-2012) indicates that currently there are no identified critical infrastructure priorities for Uffington.
Inherent landscape character²	The site is flat agricultural land between and opposite existing dwellings. The site provides open views to the west and so, despite the existing development adjoining it, is not particularly well contained in landscape terms and is also visible both from distance from the Shrewsbury bypass to the west and Haughmond Hill to the east. Therefore, despite its immediate context, the site does have some landscape sensitivity.
Planning history or designations	The site was granted planning permission for the erection of 6, two bedroomed and 4, three bedroomed affordable dwellings and creation of new vehicular and pedestrian accesses, 09/02280/FUL. Subsequently, outline permission has been granted for 4 open market dwellings 13/00334/OUT, with a subsequent detailed application for one of these, 13/03503/FUL, also approved.
Land ownership, land agreements and delivery statements	See information with planning application 13/00334/OUT.
Access to services/employment areas	The site is in walking distance of the village's services, including the public house, church and village hall. The village as a whole is relatively close to Shrewsbury, with other services and employment areas available. There is a primary school in Upton Magna.
Other constraints	The site is affected by a major gas main.
General site related benefits	None identified
Transport and Highways related benefits	None identified
Strategic fit	
Other relevant information	Promotional material including illustrative layout for a maximum of 4 dwellings. Information with planning applications 13/00334/OUT

Uffington Submission

Site Ref: UFF006/10	Site Name: Land south of Manor Court
	and 13/03503/FUL.

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) but the following surveys will be needed before development could commence;</p> <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts ▪ Reptiles <p>The site is not in, adjacent to or within buffer zones of a designated site.</p> <p>The site is also adjacent to an Environmental Network and any development would be expected to contribute to protecting, enhancing, expanding or connecting this Network in line with Policy CS17.</p> <p>The site is within 4km of Hencott 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 very high risk of groundwater flooding (more than 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	<p>There has been strong community involvement in assessing the site, with the Parish Council and the public supporting this specific site for allocation.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the</p>

Uffington Submission

	Consultation Statement.
Statutory bodies responses to date	

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport and low level of flood risk. It is negative for access to all 5 key amenities and facilities, access to a primary school, the site has high landscape sensitivity, the site is in or within a buffer zone of a designated habitat or regionally important geological site and the site is on grade 2 agricultural land. The site is neutral for all other sustainability appraisal objectives.

The site is a greenfield site on the edge of the village. However, it has existing dwellings on three sides and is within walking distance of the facilities which exist in the village. Access can be provided and, although there is some landscape sensitivity, the site is considered to be a realistic option for development. Furthermore, the consultations carried out by the Parish Council have led the Parish Council to identify the site as its preferred option for limited development. On this basis the site is considered suitable to be allocated for limited development.

Conclusion

Potential windfall site	Yes
Realistic site	Yes – for limited development

Recommendation

Allocation in Final Plan	Yes – subject to development guidelines stating: Development to be fronting the main road.
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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.