

Shawbury: Submission

Summary Sheet: Stage 1 Assessment

Settlement: Shawbury

Site ref	Site Address	Progress to Stage 2?	Comments
SHAW001	Millbrook Drive	Yes	
SHAW002	Land at the Meadows, Drayton Road	No	Not well related to the development boundary and wholly within flood zone 3
SHAW003/R	Land east of RAF Shawbury	Yes	
SHAW004	Land to the rear of Brickyard Farm, Poynton Road	Yes	
SHAW005	The Groves	Yes	
SHAW006	White Lodge Park	Yes	
SHAW007	Land east of School Lane	No	Not well related to the development boundary
SHAW008/R	Land West of the Meadows, Drayton Road	No	Not well related to the development boundary and wholly within flood zone 3
SHAW009	Land rear of the old vicarage	Yes	
SHAW010	Land rear of Glebelands at Shawbury	Yes	
SHAW011	Rear of Millbrook Drive	No	Site already developed.
SHAW012/09	Land at Grove Farm	Yes	
SHAW013/10	Land east of Wytheford Road	No	Not well related to the development boundary
SHAW014/10	Land north east of Shawbury Bridge	No	Site is wholly within Flood Zone 3b
SHAW015/10	Land north east of Mytton Lane	No	Not well related to the development boundary
SHAW016	Land adj. Shawbury Primary School	No	Not promoted

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Stage 1 Site Assessment: Shawbury

Site ref: SHAW001		Site Name: Millbrook Drive	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	A significant part of the site is within Flood Zone 3 but the remainder may be developable
9	Site not currently promoted	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment.

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Stage 1 Site Assessment: Shawbury

Site ref: SHAW002		Site Name: Land at the Meadows, Drayton Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Not well related to the development boundary - 100m away
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	Wholly within Flood Zone 3
9	Site not currently promoted	N	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it is not well related to the development boundary and is wholly within flood zone 3

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Stage 1 Site Assessment: Shawbury

Site ref: SHAW003		Site Name: Land east of RAF Shawbury	
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	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment.

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Stage 1 Site Assessment: Shawbury

Site ref: SHAW004		Site Name: Land to the rear of Brickyard Farm, Poynton Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Permission for single dwelling on access land
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	Access within development boundary and rest of site is adjacent
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	Site promoted

Recommendation: Site progressed to Stage 2 assessment.

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Stage 1 Site Assessment: Shawbury

Site ref: SHAW005		Site Name: The Groves	
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	260m from development boundary but still well related to 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	Site promoted

Recommendation: Site progressed to Stage 2 assessment.

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Stage 1 Site Assessment: Shawbury

Site ref: SHAW006		Site Name: White Lodge Park	
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	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment.

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Stage 1 Site Assessment: Shawbury

Site ref: SHAW007		Site Name: Land east of School 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.	Y	Not well related to the development boundary – more than 500m away
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	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it is not well related to the development boundary

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Site ref: SHAW008		Site Name: Land West of the Meadows, Drayton Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Not well related to the development boundary - 100m away
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	Wholly within Flood Zone 3
9	Site not currently promoted	N	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it is not well related to the development boundary and also wholly within flood zone 3.

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Stage 1 Site Assessment: Shawbury

Site ref: SHAW009		Site Name: Land rear of the old vicarage	
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	Adjoining development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	Within 10 metres of a Scheduled Ancient Monument
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	Site promoted

Recommendation: Site progressed to Stage 2 assessment.

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Stage 1 Site Assessment: Shawbury

Site ref: SHAW010		Site Name: Land rear of Glebelands at Shawbury	
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	Adjoining development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	Adjoining SAM to the north
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	Eastern quarter of site within Flood Zone 3 but remainder of site developable
9	Site not currently promoted	N	Site promoted

Recommendation: Site progressed to Stage 2 assessment.

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Stage 1 Site Assessment: Shawbury

Site ref: SHAW011		Site Name: Rear of Millbrook Drive	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Already developed for housing
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	Within the development boundary so could be developed through the windfall process rather than the allocation process.
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	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it has already been developed

Shawbury: Submission

Stage 1 Site Assessment: Shawbury

Site ref: SHAW012/09		Site Name: Land at Grove Farm	
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	260m from development boundary, but well related to 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	Site promoted

Recommendation: Site progressed to Stage 2 assessment.

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Stage 1 Site Assessment: Shawbury

Site ref: SHAW013/10		Site Name: Land east of Wytheford Road	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Not well related to development boundary - 420m away
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	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it is not well related to the development boundary

Shawbury: Submission

Stage 1 Site Assessment: Shawbury

Site ref: SHAW014/10		Site Name: Land north east of Shawbury Bridge	
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	Adjacent to development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	Y	Site is wholly within Flood Zone 3
9	Site not currently promoted	N	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it is wholly within flood zone 3.

Shawbury: Submission

Stage 1 Site Assessment: Shawbury

Site ref: SHAW015/10		Site Name: Land north east of Mytton 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.	Y	Not well related to development boundary - 390m away.
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	Site promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it is not well related to the development boundary.

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Stage 1 Site Assessment: Shawbury

Site ref: SHAW016		Site Name: Land adj to Shawbury 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	
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 not promoted

Recommendation: Site **not** progressed to Stage 2 assessment as it is not promoted

Shawbury: Submission

Housing Sites Assessment: Stage 2a

Site ref: SHAW001		Site Name: Millbrook Drive		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	
6	Site is wholly or partly within a World Heritage Site or	- -/0	0	

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Site ref: SHAW001		Site Name: Millbrook Drive		
	a Conservation Area			
	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	-	-	Areas outside flood zone may be suitable for development
	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	

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Site Assessment: Stage 2a

Settlement: Shawbury

Site ref: SHAW003/R		Site Name: Land east of RAF Shawbury		
	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	+		

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Site ref: SHAW003/R		Site Name: Land east of RAF Shawbury		
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	-	Ancient Woodland 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	-	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	-	Within buffer for historic landfill site
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	Unknown filled ground

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Site Assessment: Stage 2a

Settlement: Shawbury

Site ref: SHAW004		Site Name: Land to the rear of Brickyard Farm, Poynton Road		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a 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	+		

Shawbury: Submission

Site ref: SHAW004		Site Name: Land to the rear of Brickyard Farm, Poynton Road		
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	-	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	-	Grades 2 & 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	Brick & Tile manufacture

Shawbury: Submission

Site Assessment: Stage 2a

Settlement: Shawbury

Site ref: SHAW005		Site Name: The Groves		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		

Shawbury: Submission

Site ref: SHAW005		Site Name: The Groves		
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	-	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	

Shawbury: Submission

Site Assessment: Stage 2a

Settlement: Shawbury

Site ref: SHAW006		Site Name: White Lodge Park		
	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	+		

Shawbury: Submission

Site ref: SHAW006		Site Name: White Lodge Park		
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	-	0	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 2
12a	Site wholly or partly on a current or previous landfill site	- -/0	-	Historic landfill (on southern edge) and buffer zone
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	Unknown filled ground

Shawbury: Submission

Site Assessment: Stage 2a

Settlement: Shawbury

Site ref: SHAW009		Site Name: Land rear of the old vicarage		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	+	
	▪ a children's play area	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		

Shawbury: Submission

Site ref: SHAW009		Site Name: Land rear of the old vicarage		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	SAM immediately adjacent
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	

Shawbury: Submission

Site Assessment: Stage 2a

Settlement: Shawbury

Site ref: SHAW010		Site Name: Land rear of Glebelands at Shawbury		
	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	+		

Shawbury: Submission

Site ref: SHAW010		Site Name: Land rear of Glebelands at Shawbury		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	SAM immediately adjacent
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	+	Sewage treatment

Shawbury: Submission

Site Assessment: Stage 2a

Settlement: Shawbury

Site ref: SHAW012/09		Site Name: Land at Grove Farm		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	+	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		

Shawbury: Submission

Site ref: SHAW012/09		Site Name: Land at Grove Farm		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	-	Edge of SAM buffer
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	

Shawbury: 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

Shawbury: Submission

Site Ref: SHAW001	Site Name: Millbrook Drive
Size (ha)	6.26 (approx. 3ha outside flood risk zone)
Indicative capacity	188 (90)
General location	North-East of village centre, north of A53 and West of River Roden
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Grazing
Topography	Falls towards river Roden
Adjoining land uses and boundary features	Residential (S&W), agriculture (N&E)
Local highway capacity/ constraints	Highway access acceptable through Millbrook Drive Cycle Access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works in Shawbury • Upgrade sewerage infrastructure
Inherent landscape character²	<p>NSSh1 – 47: Landscape sensitivity medium</p> <p>This site lies in the north western quadrant of a group of fields which together form part of a moderately open river corridor in the centre of Shawbury. Although not immediately adjacent to the river, the site shares some characteristics with the riverside fields, although it slopes very gently up towards the northern end. It consists of a pasture field edged with tall trees along all boundaries, reflecting its damp soils. It is not visible within the wider landscape, being screened by development associated with Shawbury Airfield to the north and riparian vegetation to the east. From the A53 to the east of Shawbury, glimpsed views are available but the some boundary vegetation acts as a partial screen. It is part of the locally designated 'Open Area' in the centre of the settlement, where it offers views of a pleasing pastoral landscape and a hint of the reason for the settlement's establishment as a river crossing. As such it contributes considerably to the character of the settlement, although this site is the most remote from the settlement core.</p> <p>Housing capacity low</p> <p>The site has no capacity for housing as it would detract from the open valley corridor and setting of the river. Should housing development be permitted over time (as this site lies furthest from the river and the settlement core), care would be required to retain and protect riparian vegetation and watercourses.</p> <p>NSSh1 – 207: Landscape sensitivity medium</p> <p>This site lies on the western side of a group of fields to the north of the A53 in the centre of Shawbury, where they form part of a moderately open river corridor. Although not immediately adjacent to the river, the site shares some characteristics with the riverside fields, consisting of a pasture field edged with tall trees along ditched boundaries, reflecting its damp soils. It is not very visible within the wider landscape, being screened by recent</p>

Shawbury: Submission

Site Ref: SHAW001	Site Name: Millbrook Drive
	<p>housing development to the west and south and filtered by riparian vegetation to the north and east. It is part of the locally designated 'Open Area' in the centre of the settlement, where it offers views of a pleasing pastoral landscape and a hint of the reason for the settlement's establishment as a river crossing. As such it contributes considerably to the character of the settlement, although this site is only glimpsed from the A53 passing through the settlement.</p> <p>Housing capacity medium/low</p> <p>The site has very limited capacity for housing as it contributes significantly to the character of the settlement. Housing development would detract from this. Should housing development be permitted over time, care would be required to retain and protect riparian vegetation and watercourses.</p>
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to town centre services through existing residential area / Wem Rd
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	
Strategic fit	Well related to village centre but further eastward expansion would detract from the open valley corridor and setting of the river, and developable area significantly constrained by flood risk to East
Other relevant information	No supporting information

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Scheduled Ancient Monument within 300m of site boundary, but will not affect setting of SAM. Earthwork remains of ridge and furrow of local level significance present in SW corner of site.
Biodiversity	Protected species: site is bordered by river - will need buffer in site design. Otter records present for site. Survey required for: Bats, newts, voles, reptiles, otter; Within Env. Network & potential Network enhancement opportunity;
Trees	TREES & HEDGEROWS WILL BE A MINOR / LIMITING CONSTRAINT. Internal and boundary trees and hedges.
Environmental Health	n/a
Drainage: Watercourse flooding	Watercourse on site: 46% of site in Flood Zone 3
Drainage: Surface water flooding	42% site in Intermediate zone for surface water flooding 13% site in More zone for surface water flooding
Drainage: Groundwater flooding	>= 75% site susceptible to groundwater flooding
Drainage:	Highly permeable geology and not in any SPZ

Shawbury: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Suitability for SUDS	
Countryside	n/a
Environment Agency	large part fz3, may not be suitable but needs modelling

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development which would impact on the flood plain; • Support for infill development, but negligible land left within current development boundary; • Various directions for development supported, parish survey results split mainly between North (opposite RAF base) and South-West towards Park House Farm.
Statutory bodies responses to date	n/a

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to a Scheduled Ancient Monument, flood risk and potential loss of best and most versatile land. The site scores positively for access to bus routes and Primary Schools and some types of open space, together with low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.

More detailed assessment increases landscape sensitivity to medium and suggests that capacity for housing development is low. It also highlights potential impacts on archaeology and protected species, together with high flood risk from the River Roden and surface and groundwater in some areas of the site.

Conclusion

Potential windfall site	n/a
Realistic site	No – landscape and flooding constraints

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

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.

Shawbury: Submission

Site Ref: SHAW003/R	Site Name: Land east of RAF Shawbury
Size (ha)	17.07
Indicative capacity	512
General location	North of village centre, south of primary school and Dawson's rough, east of Wem Rd and opposite RAF Shawbury
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Small part within MSA: Sand and Gravel superficial
Current use	Grazing
Topography	Flat
Adjoining land uses and boundary features	Residential (N&S), agriculture (N&E)
Local highway capacity/constraints	Highway access acceptable, but look at improvement to signal junction on A road Cycle access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works in Shawbury • Upgrade sewerage infrastructure
Inherent landscape character²	No site specific assessment, but low general sensitivity
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Good access to town centre services via Wem Rd. However, Primary School will now be some distance away south of A53 and village centre
Other constraints	Proximity to RAF base may generate noise issues.
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Natural extension to existing residential area, but further from village centre than some alternatives. Impact of proposed primary schools amalgamation may further undermine strategic location relative to alternatives.
Other relevant information	Limited supporting information

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Possible line of Roman road crosses W side of site.
Biodiversity	Protected species: stream on 1 side and field drain with otter and water vole

Shawbury: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
	records for site. Survey required for: Bats, newts, voles, reptiles, otter; Within Env. Network & potential Network enhancement opportunity;
Trees	Limited tree constraints
Environmental Health	n/a
Drainage: Watercourse flooding	Watercourse on site
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	>= 75% site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Highly permeable geology and not in any SPZ
Countryside Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development which would impact on the flood plain; • Support for infill development, but negligible land left within current development boundary; • Various directions for development supported, parish survey results split mainly between North (opposite RAF base) and South-West towards Park House Farm.
Statutory bodies responses to date	English Heritage: setting of scheduled monument

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space, proximity to Ancient Woodland and potential loss of best and most versatile land. The site is within the buffer for a historic landfill site. The site scores positively for access to bus routes and Primary Schools and some types of open space. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.

More detailed assessment suggests that the relative proximity to the RAF base may generate noise issues. It also highlights potential impacts on archaeology and protected species, together with groundwater flood risks. Whilst the site has good access to town centre services, the impact of the proposed primary schools amalgamation undermines the merits of the strategic location of the site relative to some alternatives.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No – Proximity to RAF base and more distant from village services such as
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Shawbury: Submission

	the Primary School means that better alternative sites are available.
If Yes, Key Development Issues from Assessment	n/a

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.

Shawbury: Submission

Site Ref: SHAW004	Site Name: Land to the rear of Brickyard Farm, Poynton Road
Size (ha)	10.32
Indicative capacity	Approx 310 in 4 phases as part of a mixed use development: Phase 1: 106; Phase 2: 43; Phase 3: 42; Phase 4: 119
General location	South-west of village centre and primary school, south of A53
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Small part within MSA: Sand and Gravel superficial
Current use	Grazing
Topography	Largely Flat
Adjoining land uses and boundary features	Residential (N&E), agriculture (W&S)
Local highway capacity/ constraints	Highway access not currently acceptable, but could be easily achievable based on development scale. Pedestrian link required across A53. Proposed access from A53 may not be economically achievable given limited scale of proposed development during Plan period. Cycle access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works in Shawbury • Upgrade sewerage infrastructure
Inherent landscape character²	<p>No site specific assessment, but low general sensitivity, part of site covered by NSSh4 – 48:</p> <p>Landscape sensitivity medium/low</p> <p>This site consists of part of a very gently sloping field in pastoral /meadow cultivation, bound to the west and north by tall hedges and trees which significantly obstruct views of the wider landscape. However there would possibly be potential views of structures on the site from the A53 to the north west which would visually extend the settlement edge. To the east there is recent development, with a small open area as a focal point, from which there are clear views into the site. To the south, the site bounds the rest of the field beyond which is a large overgrown hedge. The site is thus screened from the wider landscape and contributes only locally to the setting of the settlement.</p> <p>Housing capacity medium</p> <p>The site has capacity for housing as it is generally well screened from the wider landscape by tall hedgerows and trees. Assessment of the impact of views from the A53 should be explored. Should development be permitted on this site, it would be appropriate to echo the existing open area immediately adjacent to the north eastern edge. It would also be important to retain the dense trees along the western and northern boundaries. Flood risk should also be assessed.</p>
Planning history or designations	None

Shawbury: Submission

Site Ref: SHAW004	Site Name: Land to the rear of Brickyard Farm, Poynton Road
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Well related to village centre services via Poynton Rd or A53. Primary School will now be immediately adjacent.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	This site would provide a modest extension to Shawbury consistent with the Parish Council's preferred level of growth in a location close to the combined primary school site. The site could help to deliver community infrastructure benefits such as space for formal sport and informal recreation, wildlife areas and pedestrian and cycle links to the school and village centre.
Other relevant information	Supporting information provided

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Possible line of Roman road crosses W side of site.
Biodiversity	Site design should look to retain ponds and woodland. Survey required for: Bats, newts, voles, reptiles. Within Env. Network & potential Network enhancement opportunity;
Trees	Limited tree constraints
Environmental Health	n/a
Drainage: Watercourse flooding	Watercourse on site. 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 CH2M. This indicates that the risk of flooding from this site is low or can be managed appropriately.
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	< 25% site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Highly permeable geology and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development which would impact on the flood plain; • Support for infill development, but negligible land left within current development boundary; • Various directions for development supported, parish survey results split mainly between North (opposite RAF base) and South-West towards Park House Farm.
Statutory bodies	English Heritage: setting of scheduled monument

Shawbury: Submission

responses to date	
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Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and potential loss of best and most versatile land. The site is within the buffer for a historic landfill site. The site scores positively for access to bus routes and Primary Schools and some types of open space and for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.

More detailed assessment suggests that the site could provide a modest extension to Shawbury consistent with the Parish Council's preferred level of growth in a location close to the combined primary school site. The site could also help to deliver community infrastructure benefits such as space for formal sport and informal recreation, wildlife areas and pedestrian and cycle links to the school and village centre. More detailed assessment also highlights the need for further work to assess potential impacts on archaeology and protected species.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes
If Yes, Key Development Issues from Assessment	<ul style="list-style-type: none"> • Further details of proposed road access and layout (including pedestrian and cycle links to school and village and land for formal sports provision required; • Potential need for survey and mitigation for EU protected species; • Layout should capitalise on Environmental Network enhancement opportunity; • Layout should incorporate a buffer against the proposed anaerobic digestion plant to the SW.

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.

Shawbury: Submission

Site Ref: SHAW005	Site Name: The Groves
Size (ha)	1.45
Indicative capacity	43
General location	East of village centre and north-east of Wytheford Rd
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Sand and Gravel superficial
Current use	Garden / agriculture
Topography	Largely Flat
Adjoining land uses and boundary features	Residential (N&E), agriculture (W&S)
Local highway capacity/ constraints	Highway access acceptable from Pinewood Rd or Wytheford Rd Cycle access not currently acceptable, but could be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works in Shawbury • Upgrade sewerage infrastructure
Inherent landscape character²	No site specific assessment, but low general sensitivity
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	More distant from village centre services, particularly Primary School, than some alternatives.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Whilst the site could represent a natural extension to the existing built area of Shawbury, it is well outside the current development boundary and is undermined by significant physical separation from village centre provided by River Roden
Other relevant information	Limited supporting information provided

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Pond on site. Survey required for: Bats, newts, reptiles. Adjacent to Env. Network & potential Network enhancement opportunity;
Trees	Limited tree constraints

Shawbury: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	>= 75% site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Highly permeable geology and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development which would impact on the flood plain; • Support for infill development, but negligible land left within current development boundary; • Various directions for development supported, parish survey results split mainly between North (opposite RAF base) and South-West towards Park House Farm.
Statutory bodies responses to date	English Heritage: setting of scheduled monument

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to many types of open space and potential loss of best and most versatile land. The site scores positively for access to bus routes and Primary Schools and some types of open space and for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.

More detailed assessment suggests that, whilst the site could represent a natural extension to the existing built area of Shawbury, it is well outside the current development boundary and its selection as a preferred option is undermined by significant physical separation from village centre provided by River Roden.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No – alternative sites better related to existing development boundary and village services
If Yes, Key Development Issues from Assessment	n/a

Shawbury: Submission

Notes

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

Shawbury: Submission

Site Ref: SHAW006	Site Name: White Lodge Park
Size (ha)	18.41
Indicative capacity	552
General location	West of village centre and north of A53 adjacent to RAF Shawbury
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Part MSA: Sand and Gravel superficial
Current use	Agriculture / farm shop / telephone exchange
Topography	Largely Flat
Adjoining land uses and boundary features	RAF Shawbury (N), agriculture (W), residential (S – across A53 & E)
Local highway capacity/ constraints	Highway access not currently acceptable, but could be easily achievable based on development scale. Footway improvement along A53 Cycle access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works in Shawbury • Upgrade sewerage infrastructure
Inherent landscape character²	No site specific assessment, but low general sensitivity
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	More distant from village centre services, particularly Primary School, than some alternatives.
Other constraints	Immediately adjacent to runway of RAF Shawbury – significant noise issue – site previously discounted by NSDC in response to objections from RAF
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Whilst the site could represent a natural extension to the existing built area of Shawbury, it is immediately adjacent to the runway of RAF Shawbury and would suffer from significant noise impacts at all times of night and day. The site was previously discounted by NSDC in response to objections from RAF on this basis.
Other relevant information	Limited supporting information provided. Could form part of a mixed use scheme with SHAW004, to provide a site for Shawbury United Football Club

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a

Shawbury: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Biodiversity	Survey required for: Bats, reptiles. Potential Environmental Network enhancement opportunity;
Trees	Limited tree constraints
Environmental Health	Site adjacent to RAF Shawbury airfield. Huge potential for noise from airfield activities and helicopters in flight at all times of night and day. AVOID
Drainage: Watercourse flooding	Water-course within 50m
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	n/a
Drainage: Suitability for SUDS	Highly permeable geology and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development which would impact on the flood plain; • Support for infill development, but negligible land left within current development boundary; • Various directions for development supported, parish survey results split mainly between North (opposite RAF base) and South-West towards Park House Farm.
Statutory bodies responses to date	English Heritage: setting of scheduled monument

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space potential loss of best and most versatile land. There is a historic landfill on the southern edge of the site. The site scores positively for access to bus routes and Primary Schools and some types of open space and for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be fair.

More detailed assessment suggests that, whilst the site could represent a natural extension to the existing built area of Shawbury, it is immediately adjacent to RAF Shawbury and therefore suffers from huge potential for significant adverse noise impacts from airfield activities and helicopters in flight at all times of night and day. These issues have previously led to objections from the MOD as part of the preparation of earlier plans.

Conclusion

Potential windfall site	No
Realistic site	No – noise impacts mean that the site is inappropriate for housing development, although it could help to meet identified needs for local recreation space.

Recommendation

Preferred option	No
If Yes, Key	n/a

Shawbury: Submission

Development Issues from Assessment	
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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.

Shawbury: Submission

Site Ref: SHAW009	Site Name: Land rear of the old vicarage
Size (ha)	0.26
Indicative capacity	7
General location	West of River Roden, East of church and south of A53
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Garden
Topography	Largely Flat
Adjoining land uses and boundary features	River valley (S&E), residential (N&W)
Local highway capacity/ constraints	Highway access acceptable Cycle access not currently acceptable, maybe achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works in Shawbury • Upgrade sewerage infrastructure
Inherent landscape character²	<p>Landscape sensitivity high</p> <p>This site is part of the corridor of the River Roden through the settlement of Shawbury. It consists of flat meadowland to the south of the A53, in the centre of the settlement, and contains a medieval moat designated a Scheduled Ancient Monument. It is very well treed, especially around the moat and along most boundaries, which creates dense enclosure. It is managed for public access, with some mown grass and several well-used informal paths, which serve as links between different parts of the settlement. Part of the site appears to be well-tended private gardens on the eastern flank of the river, while a small area in the north west, adjacent to the vicarage, is so well screened that views into it are not obtainable. The whole site is designated locally as 'Open Area'.</p> <p>Housing capacity low</p> <p>The site has no capacity of housing for number of reasons. The presence of a river and a medieval moat suggests that part of this area may be liable to flooding, which would render it unsuitable for development. The site also contains a SAM, and would therefore require additional assessment of its suitability for development. It lies adjacent to the parish church and vicarage, and although these are well screened by vegetation, consideration should be given to their setting. It also performs an important role as part of the attractive informal open space of the village along the river corridor and should be retained.</p>
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to	Well located with respect to village centre services.

Shawbury: Submission

Site Ref: SHAW009	Site Name: Land rear of the old vicarage
services/employment areas	
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	The site is forms part of a sensitive environmental context within the corridor of the River Roden and immediately adjacent to a Scheduled Ancient Monument
Other relevant information	Limited supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Scheduled Ancient Monument immediately adjacent. Site will affect setting
Biodiversity	Protected species known present nearby Survey required for: Bats, newts, dormouse, water vole, reptiles, otter. Within Environmental Network with potential enhancement opportunity;
Trees	Limited tree constraints
Environmental Health	n/a
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	>= 75% site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Highly permeable geology and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development which would impact on the flood plain; • Support for infill development, but negligible land left within current development boundary; • Various directions for development supported, parish survey results split mainly between North (opposite RAF base) and South-West towards Park House Farm.
Statutory bodies responses to date	English Heritage: setting of scheduled monument

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and adverse impacts on the Shawbury Moat Scheduled Ancient Monument (SAM) which lies immediately adjacent. The site scores positively for access to bus routes and

Shawbury: Submission

Primary Schools and some types of open space and in principle, for low landscape sensitivity. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.

More detailed assessment suggests that the landscape context for development is very sensitive, and capacity for housing low. Development will have an adverse impact on the setting of the SAM. Further work would be required to assess potential impacts on protected species and to address groundwater flooding risk.

Conclusion

Potential windfall site	No
Realistic site	No –development in this location would be inappropriate due to impact on the setting of the Shawbury Moat SAM and because it forms part of the attractive informal open space of the village along the river corridor.

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

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.

Shawbury: Submission

Site Ref: SHAW010	Site Name: Land rear of Glebelands at Shawbury
Size (ha)	4.03
Indicative capacity	121
General location	West of River Roden, South-East of church and village centre
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Informal recreation space / grazing
Topography	Falls towards river
Adjoining land uses and boundary features	River valley (E), residential (N&W), agriculture (S)
Local highway capacity/ constraints	Highway access acceptable Cycle access not currently acceptable, but may be achievable if full site was developed
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works in Shawbury • Upgrade sewerage infrastructure
Inherent landscape character²	<p>Part Site NSSh1 – 48: Landscape sensitivity medium</p> <p>This site consists of neglected meadowland bordering the west bank of the River Roden in Shawbury, to the south of the settlement core. It is flanked to east and west by development, which is generally well screened by dense vegetation, especially along the river bank. The site consists of gently sloping neglected meadowland, now starting to revert to woodland, and contains several well-used informal paths. It abuts the village playing field to the west and recent development in its south western corner; a Scheduled Ancient Monument lies immediately to the north. The site is part of a locally designated Open Area and contributes to green space in the core of the settlement and the setting of the SAM.</p> <p>Housing capacity low</p> <p>The site has very limited, if any, capacity for housing as although not overlooked, this site abuts the local playing field and contains several informal paths, so is well used by local residents. It also abuts the river Roden along its eastern boundary, so assessment of flooding potential would be required. It forms part of a designated Open Area which contributes significantly to the character and setting of the settlement, enhanced by the presence of a SAM immediately to the north. Any housing development on this site should be restricted to the western side.</p>
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	Well located with respect to village centre services.

Shawbury: Submission

Site Ref: SHAW010	Site Name: Land rear of Glebelands at Shawbury
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	The site is forms part of a sensitive environmental context within the corridor of the River Roden and is immediately adjacent to a Scheduled Ancient Monument
Other relevant information	Limited supporting information provided.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Site partially within Scheduled Ancient Monument and will affect setting
Biodiversity	Protected species known present nearby Survey required for: Bats, dormouse, water vole, reptiles, otter. Within Environmental Network with potential enhancement opportunity;
Trees	Wooded site: major constraint, adjacent to TPO
Environmental Health	n/a
Drainage: Watercourse flooding	Watercourse within 50m. 28% of site within high flood risk zone.
Drainage: Surface water flooding	24% site in Intermediate zone for surface water flooding
Drainage: Groundwater flooding	>= 75% site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Highly permeable geology and not in any SPZ
Countryside	n/a
Environment Agency	n/a

Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development which would impact on the flood plain; • Support for infill development, but negligible land left within current development boundary; • Various directions for development supported, parish survey results split mainly between North (opposite RAF base) and South-West towards Park House Farm.
Statutory bodies responses to date	English Heritage: setting of scheduled monument

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to some types of open space and adverse impacts on the Shawbury Moat Scheduled Ancient Monument (SAM) which lies immediately adjacent. Development of the site could result in the loss of best and most versatile agricultural land. The site scores positively for access to bus routes and Primary Schools and some types of open space and in principle, for low landscape sensitivity. Development

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of the site could help to address issues from a previous use of part of the land. The site is adjacent to the Development boundary. Overall sustainability of the site for housing is judged to be poor.

More detailed assessment suggests that the landscape context for development is very sensitive, and capacity for housing low. Development will have an adverse impact on the setting of the SAM. Further work would be required to assess potential impacts on protected species which are known to be present nearby. The site suffers from adverse risks from watercourse, surface and groundwater flooding.

Conclusion

Potential windfall site	No
Realistic site	No –development in this location would be inappropriate due to impact on the Shawbury Moat SAM, flood risk and because it forms part of the attractive informal open space of the village along the river corridor.

Recommendation

Preferred option	No
If Yes, Key Development Issues from Assessment	n/a

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.

Shawbury: Submission

Site Ref: SHAW012	Site Name: Land at Grove Farm
Size (ha)	0.6
Indicative capacity	18
General location	East of village centre and north-east of Wytheford Rd
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA: Sand and Gravel superficial
Current use	Residential
Topography	Largely flat
Adjoining land uses and boundary features	residential (N, E&W), agriculture (S)
Local highway capacity/ constraints	Highway access acceptable Cycle access not currently acceptable, but could be easily achievable based on development scale
Other critical infrastructure constraints¹	<ul style="list-style-type: none"> • Upgrade to Sewage Treatment Works in Shawbury • Upgrade sewerage infrastructure
Inherent landscape character²	No site specific assessment, but low general sensitivity
Planning history or designations	None
Land ownership, land agreements and delivery statements	Promoted on behalf of landowner
Access to services/employment areas	More distant from village centre services, particularly Primary School, than some alternatives.
Other constraints	n/a
General site related benefits	n/a
Transport and Highways related benefits	n/a
Strategic fit	Whilst the site could represent a natural extension to the existing built area of Shawbury, it is well outside the current development boundary and is undermined by significant physical separation from village centre provided by River Roden
Other relevant information	Limited supporting information provided

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	n/a
Biodiversity	Pond on site. Survey required for: Bats, newts, reptiles. Adjacent to Env. Network & potential Network enhancement opportunity;
Trees	Limited tree constraints
Environmental Health	n/a

Shawbury: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Drainage: Watercourse flooding	n/a
Drainage: Surface water flooding	n/a
Drainage: Groundwater flooding	>= 75% site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Highly permeable geology and not in any SPZ
Countryside	n/a
Environment Agency	n/a
Community consultation response	<ul style="list-style-type: none"> • Summary results / issues arising from consultations at the Preferred Options and Revised Preferred Options stages are set out in the Consultation Statement. • Strong concern about development which would impact on the flood plain; • Support for infill development, but negligible land left within current development boundary; • Various directions for development supported, parish survey results split mainly between North (opposite RAF base) and South-West towards Park House Farm.
Statutory bodies responses to date	English Heritage: setting of scheduled monument

Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) scores the site negatively for access to most types of open space and Primary Schools. The site just falls within the buffer zone of the Shawbury Moat SAM. The site scores positively for access to bus routes and one type of open space and for low landscape sensitivity. The site is a significant distance from the Development boundary. Overall sustainability of the site for housing is judged to be poor.

More detailed assessment suggests that, whilst the site could represent a natural extension to the existing built area of Shawbury, it is well outside the current development boundary and its selection as a preferred option is undermined by significant physical separation from village centre provided by River Roden.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No – alternative sites better related to existing development boundary and village services
If Yes, Key Development Issues from Assessment	n/a

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.