

**Prees Heath: Submission**

**Stage 1 Assessment:**

**Summary Sheet:**

**Stage 1 Assessment**

**Settlement: Prees Heath**

<b>Site Ref</b>	<b>Site Name</b>	<b>Stage 2</b>	<b>Comments</b>
PH001	Land West of Golf House Lane	Yes	
PH002	Land north of Golf House Lane	Yes	
PH003	Midway Cafe	Yes	
PH004	Former Witch Ball Hotel Site	Yes	
PH005	Land at Invictus	Yes	

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### Stage 1 Site Assessment: Prees Heath

Site ref: PH001		Site Name: Land West of Golf House Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.65ha
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 existing residential development
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted
<b>Recommendation:</b> Site progressed to Stage 2 assessment			

Site ref: PH002		Site Name: Land north of Golf House Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.36ha

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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 existing residential development
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted <sup>1</sup>	N	Site promoted
<b>Recommendation:</b> Site progressed to Stage 2 assessment			

<b>Site ref: PH003</b>		<b>Site Name: Midway Cafe</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	0.2ha
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 existing residential development
4	Site wholly or partly within a Special Area of Conservation,	N	

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	a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable		
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 <sup>1</sup>	N	Site promoted
<b>Recommendation:</b> Site progressed to Stage 2 assessment			

Site ref: PH004sd		Site Name: Former Witch Ball Hotel Site	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.28ha
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 existing residential development
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a	N	

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	Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable		
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 <sup>1</sup>	N	Site promoted
<b>Recommendation:</b> Site progressed to Stage 2 assessment			

Site ref: PH05sd		Site Name: Land at Invictus	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	0.59ha
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 existing residential development
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	

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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 <sup>1</sup>	N	Site promoted
<b>Recommendation:</b> Site progressed to Stage 2 assessment			

### Note for Stage 1 assessment:

1. Currently promoted is defined as information submitted through any one of the following mechanisms:
  - i) Predecessor local authority Local Plan Reviews or Local Development Framework preparation and subsequently confirmed to Shropshire Council
  - ii) SAMDev Issues and Options responses
  - iii) SHLAA call for sites and subsequently confirmed to Shropshire Council
  - iv) Shropshire Council's Employment Land Review

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Stage 2a Assessment

Site ref: PH001		Site Name: Land West of Golf House Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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 <sup>2</sup>	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or	- -/0	0	

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Site ref: PH001		Site Name: Land West of Golf House Lane		
	a Conservation Area			
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Within SSSI buffer Zone
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 <sup>5</sup>	-/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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
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	

Site ref: PH002		Site Name: Land North of Golf House Lane		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	

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Site ref: PH002		Site Name: Land North of Golf House Lane		
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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 <sup>2</sup>	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Within SSSI buffer Zone

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Site ref: PH002		Site Name: Land North of Golf House Lane		
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 <sup>5</sup>	-/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 <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
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	

Site ref: PH003		Site Name: Midway Cafe		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	

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Site ref: PH003		Site Name: Midway Cafe		
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
	▪ an outdoor sports facility	-/0	0	
<b>3b</b>	<b>Site more than 480m from:</b>			
	▪ 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	-/+	-	
<b>4</b>	Landscape sensitivity high <sup>2</sup>	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
<b>5</b>	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
<b>6</b>	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"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
<b>7</b>	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Within SSSI buffer Zone
<b>8</b>	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
<b>9</b>	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/0	0	
<b>10</b>	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		

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Site ref: PH003		Site Name: Midway Cafe		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> 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	

Site ref: PH004sd		Site Name: Former Witch Ball Hotel site		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	

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Site ref: PH004sd		Site Name: Former Witch Ball Hotel site		
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high <sup>2</sup>	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Within Ramsar and SAC buffer Zone
8	Tree Preservation Order (either single or group) within the site boundary	-/0	-	Group TPO
9	Site wholly or partly within an Air Quality Management Area <sup>5</sup>	-/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 <b>not</b> 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	

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Site ref: PH004sd		Site Name: Former Witch Ball Hotel site		
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Site ref: PH005sd		Site Name: Land at Invictus		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m <sup>1</sup> of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	-	
3a	<b>Site wholly or partly within:</b>			
	▪ 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	<b>Site more than 480m from:</b>			
	▪ 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 <sup>2</sup>	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	

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Site ref: PH005sd		Site Name: Land at Invictus		
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"> <li>▪ a World Heritage Site buffer zone</li> <li>▪ 300m of a Conservation Area</li> <li>▪ 300m of a Registered Park or Garden</li> </ul>	-/0	0	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	-	Within Ramsar and SAC buffer Zone
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 <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	0	Partly in flood zone 2
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- /0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

### Notes

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

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<b>Site designation</b>	<b>Buffer zone</b>	<b>Site designation</b>	<b>Buffer zone</b>
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

## Stage 2b Site Assessment

<b>Site Ref: PH001</b>	<b>Site Name: Land west of Golf House Lane</b>
<b>Size (ha)</b>	0.6
<b>Indicative capacity</b>	18
<b>General location</b>	The site is located to the south west of Prees Heath, providing a frontage to the west of Golf House Lane.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	MSA- sand and gravel
<b>Current use</b>	Agriculture
<b>Topography</b>	Relatively flat
<b>Adjoining land uses and boundary features</b>	Residential development to the north and south, with agricultural land to the west and east, and further to the east more residential development.
<b>Local highway capacity/ constraints</b>	Access not currently acceptable, maybe achievable if full site was developed Significant improvements to golf house lane required- access from North Only?
<b>Other critical infrastructure constraints<sup>1</sup></b>	N/A
<b>Inherent landscape character<sup>2</sup></b>	No specific landscape character assessment in North Shropshire Landscape Study. Stage 2a assessment concluded that the site has low sensitivity.
<b>Planning history or designations</b>	N/A
<b>Land ownership, land agreements and delivery statements</b>	Site promoted by owner
<b>Access to services/employment areas</b>	The site is well related to the services and amenities in the settlement, which are largely located along the west side of the A49/A41.
<b>Other constraints</b>	N/A
<b>General site related benefits</b>	N/A
<b>Strategic fit</b>	Site offers a suitably scaled development in the context of the housing guideline for Prees Heath.
<b>Other relevant information</b>	N/A
<b>Comments from internal consultees</b>	
<b>Heritage</b>	No comment
<b>Biodiversity</b>	The following surveys will be needed before development could commence; <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Great Crested Newts</li> </ul> The site is within the Environmental network and development could offer enhancements opportunities.
<b>Trees</b>	Trees & hedgerows will be a minor constraint.
<b>Public Protection</b>	No comments for this site

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<b>Drainage: Watercourse flooding</b>	No significant issues identified
<b>Drainage: Surface water flooding</b>	No significant issues identified
<b>Drainage: Groundwater flooding</b>	More than 75% of the site is susceptible to groundwater flooding.
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments for this site

<b>Community consultation response</b>	The Parish Council support limited development of around 10 dwellings up to 2026 in Prees Heath and have expressed a desire to see the site of the former Witch Ball Hotel (PH004) come forward for around 5 dwellings, leaving the remaining 5 dwellings for infill/windfall development. No specific comments made on this site.
<b>Statutory bodies responses to date</b>	

## Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities and proximity to a SSSI. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The stage 2b assessment indicates the site would only be able to achieve an acceptable vehicular access if the whole site was built out given the significant constraints on Golf House Lane. There are no other overriding physical constraints identified. However, the site has not been identified by the Parish Council as a preferred option. Given this, it is felt unlikely that the development of the full site would conform to the aspirations of the local community.

## Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	No

## Recommendation

<b>Preferred option</b>	No
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<b>Site Ref: PH002</b>	<b>Site Name: Land north of Golf House Lane</b>
<b>Size (ha)</b>	0.4
<b>Indicative capacity</b>	12
<b>General location</b>	The site is located to the south of Prees Heath, providing a frontage to the east of Golf House Lane.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	MSA- sand and gravel

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<b>Current use</b>	Agriculture
<b>Topography</b>	Relatively flat
<b>Adjoining land uses and boundary features</b>	Residential development to the east and south, with agricultural land to the west and north. Further to the north is the main cluster of residential development.
<b>Local highway capacity/ constraints</b>	Access not currently acceptable, maybe achievable if full site was developed. Significant improvements to golf house lane required- access from North Only?
<b>Other critical infrastructure constraints<sup>1</sup></b>	N/A
<b>Inherent landscape character<sup>2</sup></b>	No specific landscape character assessment in North Shropshire Landscape Study. Stage 2a assessment concluded that the site has low sensitivity.
<b>Planning history or designations</b>	N/A
<b>Land ownership, land agreements and delivery statements</b>	Site promoted by owner, considered available.
<b>Access to services/employment areas</b>	The site is well related to the services and amenities in the settlement, which are largely located along the west side of the A49/A41.
<b>Other constraints</b>	N/A
<b>General site related benefits</b>	N/A
<b>Strategic fit</b>	Site offers a suitably scaled development in the context of the housing guideline for Prees Heath.
<b>Other relevant information</b>	N/A

<b>Comments from internal consultees</b>	
<b>Heritage</b>	No Comment
<b>Biodiversity</b>	The following surveys will be needed before development could commence; <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Great Crested Newts</li> </ul> The site is within the Environmental network and development could offer enhancements opportunities.
<b>Trees</b>	Trees & hedgerows will be a minor constraint.
<b>Public Protection</b>	No comments for this site
<b>Drainage: Watercourse flooding</b>	No significant issues identified
<b>Drainage: Surface water flooding</b>	No significant issues identified
<b>Drainage: Groundwater flooding</b>	More than 75% of the site is susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments for this site

## Prees Heath: Submission

<b>Community consultation response</b>	The Parish Council support limited development of around 10 dwellings up to 2026 in Prees Heath and have expressed a desire to see the site of the former Witch Ball Hotel (PH004) come forward for around 5 dwellings, leaving the remaining 5 dwellings for infill/windfall development. No specific comments made on this site.
<b>Statutory bodies responses to date</b>	N/A

### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities and proximity to a SSSI. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

The stage 2b assessment indicates the site would only be able to achieve an acceptable vehicular access if the whole site was built out given the significant constraints on Golf House Lane. There are no other overriding physical constraints identified. However, the site has not been identified by the Parish Council as a preferred option. Given this, it is felt unlikely that the development of the full site would conform to the aspirations of the local community.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	No

### Recommendation

<b>Preferred option</b>	No
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<b>Site Ref:</b> PH003	<b>Site Name:</b> Midway Cafe
<b>Size (ha)</b>	0.2
<b>Indicative capacity</b>	6
<b>General location</b>	The site is location within the central part of the settlement, off the A49/ A41 lay-by.
<b>Brownfield or Greenfield</b>	Brownfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	MSA- sand and gravel
<b>Current use</b>	Café
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	A mixture of residential and commercial properties along the eastern frontage, with residential development to the north and west and the truck stop/layby to the east and south.
<b>Local highway capacity/ constraints</b>	Access acceptable (subject to design & safety criteria)
<b>Other critical infrastructure constraints<sup>1</sup></b>	N/A
<b>Inherent landscape</b>	No specific landscape character assessment in North Shropshire Landscape

## Prees Heath: Submission

<b>character <sup>2</sup></b>	Study. Stage 2a assessment concluded that the site has low sensitivity.
<b>Planning history or designations</b>	N/A
<b>Land ownership, land agreements and delivery statements</b>	Site promoted by owner, although some concern about deliverability given the extant use on site.
<b>Access to services/employment areas</b>	The site is well related to the services and amenities in the settlement, which are largely located along the west side of the A49/A41.
<b>Other constraints</b>	The site is adjacent to the truck stop/ layby of the A49/A41 and therefore there may be some noise constraints.
<b>General site related benefits</b>	
<b>Strategic fit</b>	Site offers a scale broadly in line with the housing guideline
<b>Other relevant information</b>	N/A

<b>Comments from internal consultees</b>	
<b>Heritage</b>	No Comment
<b>Biodiversity</b>	The following surveys will be needed before development could commence; <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Great Crested Newts</li> </ul>
<b>Trees</b>	Trees & hedgerows will be a limiting (moderate) constraint
<b>Public Protection</b>	No comments for this site
<b>Drainage: Watercourse flooding</b>	No significant issues identified
<b>Drainage: Surface water flooding</b>	No significant issues identified
<b>Drainage: Groundwater flooding</b>	More than 75% of the site is susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments for this site

<b>Community consultation response</b>	The Parish Council support limited development of around 10 dwellings up to 2026 in Prees Heath and have expressed a desire to see the site of the former Witch Ball Hotel (PH004) come forward for around 5 dwellings, leaving the remaining 5 dwellings for infill/windfall development. No specific comments made on this site.
<b>Statutory bodies responses to date</b>	N/A

## Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. . It is negative for access to a primary school, all five amenities and facilities, proximity to a SSSI and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be fair.

## Prees Heath: Submission

The stage 2b assessment has indicated the site has suitable vehicular access and no landscape concerns. Whilst the site is well located in relation to the settlement's services, this does also raise concerns over the acceptability of adjoining uses, especially the close proximity to the layby. There is also some uncertainty over the availability of the site given its current use as a café. Given these issues it is not considered suitable to allocate this site, although there may be some potential for it to come forward as a windfall site in the plan period.

### Conclusion

<b>Potential windfall site</b>	Yes
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No
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<b>Site Ref: PH004sd</b>	<b>Site Name: Former Witch Ball Hotel Site and adjoining land</b>
<b>Size (ha)</b>	0.3
<b>Indicative capacity</b>	9
<b>General location</b>	The site is located to the north east of the main settlement, off the A41.
<b>Brownfield or Greenfield</b>	Brownfield / Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	MSA- sand and gravel
<b>Current use</b>	Former Hotel/ Public House
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	Residential development to the north of the site, with agricultural land to the east south and west.
<b>Local highway capacity/ constraints</b>	Access not currently acceptable, could be easily achievable based on development scale, such as left turns only allowed on dual carriageway as well as potential improvements to pedestrian facilities across site frontage?
<b>Other critical infrastructure constraints<sup>1</sup></b>	N/A
<b>Inherent landscape character<sup>2</sup></b>	No specific landscape character assessment in North Shropshire Landscape Study. Stage 2a assessment concluded that the site has low sensitivity.
<b>Planning history or designations</b>	N/a
<b>Land ownership, land agreements and delivery statements</b>	Site promoted by owner
<b>Access to services/employment areas</b>	The majority of the services in the settlement are located on the western side of the A41 (to the south of the site) and pedestrian access to these would require the crossing the A41- NB there is currently no such crossing.
<b>Other constraints</b>	
<b>General site related</b>	The site is currently an abandon hotel and development would enhance the

## Prees Heath: Submission

<b>benefits</b>	street scene, as it current viewed as blighting the landscape by the Parish Council.
<b>Strategic fit</b>	The site could accommodate at least half of the growth aspirations of the settlement. Some concern over the potential loss of a local facility, but in line with policy CS8 (protecting and improving access to facilities and services), although Prees Heath is served by an existing pub and road side service facilities.
<b>Other relevant information</b>	N/A

<b>Comments from internal consultees</b>	
<b>Heritage</b>	No Comment
<b>Biodiversity</b>	The following surveys will be needed before development could commence; <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> <li>▪ Reptiles</li> </ul> The site is within the core area buffer of the Environmental network and development could offer enhancements opportunities.
<b>Trees</b>	Trees & hedgerows will be a limiting (moderate) constraint
<b>Public Protection</b>	No comments for this site
<b>Drainage: Watercourse flooding</b>	No significant issues identified
<b>Drainage: Surface water flooding</b>	No significant issues identified
<b>Drainage: Groundwater flooding</b>	More than 75% of the site is susceptible to groundwater flooding.
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments for this site
<b>Environment Agency</b>	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

<b>Community consultation response</b>	The site has specifically been identified by the Parish Council as a preferred choice for a small residential scheme. They argue this would enable the redevelopment of a redundant brownfield site. There were 40 responses to this site's inclusion at the Revised Preferred Options stage in 2013. A majority (82%) supported the inclusion of the site, whilst 18% disagreed. Of those who commented in support, it was considered the proposal would tidy up a dilapidated site and would re-use a brownfield site. Those who did not support the site's inclusion pointed to the potential for the premises to continue as a commercial business, and there was concern over the ability of the site to achieve safe access.
<b>Statutory bodies responses to</b>	N/A

## Prees Heath: Submission

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### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, landscape sensitivity (which is low) and flood risk. It is negative for access to a primary school, all five amenities and facilities, proximity to a both a Ramsar site and a Special Area of Conservation, presence of a group Tree Preservation Order and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor by virtue of the site's location in Prees Heath.

The stage 2b assessment has indicated that in principle safe access can be achieved, potentially with a left only turn on the dual carriageway. There may be potential to improve pedestrian facilities across the frontage. The site is not considered to have significant landscape, heritage or tree issues on site. The site is considered to have some susceptibility to groundwater flooding, as is the case with the other development option in Prees Heath.

The former Witch Ball Hotel currently accommodates roughly half of the site and thus the site benefits from being partially brownfield. The site is currently severely dilapidated and it is considered to detract from the local environment. It is considered unlikely that the site offers a commercial opportunity in the current market. There are existing public house facilities in Prees Heath and therefore the loss of this site is not considered significant.

Overall, the site offers an opportunity to redevelop an unused and derelict brownfield site, and is supported by the Parish Council and majority of other respondents to the SAMDev. Subject to further ecological assessment, it is considered this site is preferred for a small scale development of around 5 dwellings to make up roughly half of the development guideline for the settlement.

### Conclusion

<b>Potential windfall site</b>	Yes
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	Yes – for around 5 dwellings, subject to the use of existing vehicular access off the A41.
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<b>Site Ref: PH005sd</b>	<b>Site Name: Land at Invictus</b>
<b>Size (ha)</b>	0.3
<b>Indicative capacity</b>	9
<b>General location</b>	The site is located to the north of Prees Heath, to the west of the A41. Separate from the main part of the settlement by several open fields.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	MSA- sand and gravel
<b>Current use</b>	Residential Garden
<b>Topography</b>	Relatively flat

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<b>Adjoining land uses and boundary features</b>	The site includes a residential properties (Invictus) and is bounded by agricultural land to the south and west. To the north is Prees Heath Car garage and to the east (over the A41) is residential development.
<b>Local highway capacity/ constraints</b>	Access not currently acceptable, could be easily achievable based on development scale, such as left turns only allowed on dual carriageway + improve pedestrian facilities across site frontage?
<b>Other critical infrastructure constraints<sup>1</sup></b>	N/A
<b>Inherent landscape character<sup>2</sup></b>	No specific landscape character assessment in North Shropshire Landscape Study. Stage 2a assessment concluded that the site has low sensitivity.
<b>Planning history or designations</b>	N/A
<b>Land ownership, land agreements and delivery statements</b>	Site promoted by owner
<b>Access to services/employment areas</b>	The site is located approx. 300m to the north of the main settlement and services located off A49/ A41 layby.
<b>Other constraints</b>	The site is adjacent to Prees Heath garage, which could have noise constraints.
<b>General site related benefits</b>	N/A
<b>Strategic fit</b>	The site's scale is in line with the housing guideline for the settlement.
<b>Other relevant information</b>	N/A

<b>Comments from internal consultees</b>	
<b>Heritage</b>	No Comment
<b>Biodiversity</b>	The following surveys will be needed before development could commence; <ul style="list-style-type: none"> <li>▪ Extended Phase 1</li> <li>▪ Bats</li> </ul> The site is within the core area buffer of the Environmental network and development could offer enhancements opportunities.
<b>Trees</b>	Trees & hedgerows will be a limiting (moderate) constraint
<b>Public Protection</b>	No comments for this site
<b>Drainage: Watercourse flooding</b>	Around 6% of the site is within flood zone 2
<b>Drainage: Surface water flooding</b>	Around 25% of the site is susceptible to surface water flooding
<b>Drainage: Groundwater flooding</b>	More than 75% of the site is susceptible to groundwater flooding.
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments for this site

<b>Community consultation response</b>	The Parish Council support limited development of around 10 dwellings up to 2026 in Prees Heath and have expressed a desire to see the site of the former Witch Ball Hotel (PH004) come forward for around 5 dwellings, leaving the remaining 5 dwellings for infill/windfall development. No specific comments made on this site.
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## Prees Heath: Submission

<b>Statutory bodies responses to date</b>	
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### Site Assessment Summary

The Stage 2a assessment (sustainability appraisal) is positive for access to bus transport, and landscape sensitivity (which is low). It is negative for access to a primary school, all five amenities and facilities, proximity to a both a Ramsar site and a Special Area of Conservation and agricultural land quality. All other objectives are neutral. The overall sustainability of the site is thus judged to be poor by virtue of its location in Prees Heath.

The stage 2b assessment considers that in principle vehicular access could be achieved and has low landscape sensitivity. A small proportion of the site is located in flood zone 2, but it is considered this would not impact on the overall developable area of land. However, the site is situated approximately 300 meters from the main service area in Prees Heath layby and is not well connected by foot. There are some concerns over the potential noise associated with adjoining garage user.

Overall whilst the site would offer a moderate development in keeping with the housing guideline for the settlement, the site is not considered a preferred option for development due to the disconnect with local services and lack of parish council support.

### Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes

### Recommendation

<b>Preferred option</b>	No
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#### Notes

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

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