

**Prees: Submission**

**Stage 1 Assessment:**

**Summary Sheet**

**Settlement: Prees**

**Stage 1 Assessment**

<b>Site Ref</b>	<b>Site Name</b>	<b>Stage 2</b>	<b>Comments</b>
PRE001	19 and 20 Moreton Street	No	Too small (0.17ha)
PRE002/R	Land adjoining Ardwyn	<b>Yes</b>	Taken forward into Stage 2 as PRE002/011R/012 to reflect site promotional material.
PRE003	Rear of Walford House	No	Too small (0.15ha)
PRE004	Holy Lodge, Moreton Street	<b>Yes</b>	
PRE005	Land West of Prees	<b>Yes</b>	
PRE006	Land off Lighteach Road	<b>Yes</b>	
PRE007	Land at Whitchurch Road	<b>Yes</b>	
PRE008	Prees Hall Farm	<b>Yes</b>	
PRE009	Land east of Moreton Street	<b>Yes</b>	
PRE010	Land north of Junction at Brades Rd and Station Rd	No	70% of site in Flood Zone 3, remainder undevelopable
PRE011/R	Land off Shrewsbury Street	<b>Yes</b>	Taken forward into Stage 2 as PRE002/011R/012 to reflect site promotional material.
PRE012	Land to the north of Prees Industrial Estate	<b>Yes</b>	Taken forward into Stage 2 as PRE002/011R/012 to reflect site promotional material.
PRE013	Land off Shrewsbury Street	<b>Yes</b>	Potential employment use only
PRE014	Lands off Brades Road	No	Developable part of site is not well related to development boundary
PRE015	Land off Moreton Street	<b>Yes</b>	
PRE016	Land off A49	No	Not well related to settlement boundary
PRE017	Land off Primrose Lane	<b>Yes</b>	
PRE018	Land off Church Street and Shrewsbury Street	No	Already developed
PRE019/09	Rear of Walford House	<b>Yes</b>	
PRE020	Land off Lacon Street, Prees Wood	No	Not well related to settlement boundary
PRE021	Land to the east of Whitchurch Rd	No	Not well related to settlement boundary
PRE022/sd	Land at Tudor House, Whitchurch Road	<b>Yes</b>	

## Prees: Submission

### Stage 1 Site Assessment: Prees

Site ref: PREE001		Site Name: 19 and 20 Moreton Street	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.17ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Housing currently on part of the site
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjoins current 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
<b>Recommendation: DO NOT Progress to Stage 2 – too small</b>			

Site ref: PREE002/R		Site Name: Land adjoining Ardwyn	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	

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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	Site adjoins development boundary on eastern and western edges
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	Western part of site is within flood zone 3, but does not compromise the whole site
9	Site not currently promoted	N	Site promoted
<b>Recommendation: Progress to Stage 2.</b>			

Site ref: PREE003		Site Name: Rear of Walford House	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	Y	0.15ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site partially within development boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the	N	

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	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	N	Site promoted
<b>Recommendation: DO NOT Progress to Stage 2. Too Small</b>			

Site ref: PREE004		Site Name: Holy Lodge, Moreton Street	
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	Existing buildings on part of the site
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Undeveloped part of site is adjacent to current 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	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	N	Site promoted
<b>Recommendation: Progress to Stage 2.</b>			

Site ref: PRE005		Site Name: Land West of Prees	
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 current 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	N	

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	remainder of the site is unlikely to be developable		
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
<b>Recommendation: Progress to Stage 2.</b>			

Site ref: PRE006		Site Name: Land off Lighteach 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.	N	Adjoins current 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

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**Recommendation: Progress to Stage 2.**

<b>Site ref: PRE007</b>		<b>Site Name: Land at Whitchurch Road</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
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	Site adjoins 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
<b>Recommendation: Progress to Stage 2.</b>			

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Site ref: PRE008		Site Name: Land West of Moreton Street	
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	Site partially adjoining 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
<b>Recommendation: Progress to Stage 2.</b> <i>(site currently identified as an Open Area)</i>			

Site ref: PRE009		Site Name: Land east of Moreton Street	
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	



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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	Western edge of site adjoins 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
<b>Recommendation: Progress to Stage 2.</b>			

Site ref: PRE010		Site Name: Land north of Junction at Brades Rd and Station Rd	
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	Site partially adjacent to boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the	N	

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	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	Y	Significant part of site (70%approx) within flood zone 3. Remainder of site significantly compromised by this and not considered suitable to take forward
9	Site not currently promoted	N	Site promoted
<b>Recommendation: DO NOT Progress to Stage 2. flood risk</b>			

Site ref: PRE011/R		Site Name: Land off Shrewsbury Street	
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	East and western edges of site abut current 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	

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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	Western part of site is partially within flood zone 3. Remainder of site still has potential for residential development.
9	Site not currently promoted	N	Site promoted
<b>Recommendation: Progress to Stage 2.</b>			

Site ref: PRE012		Site Name: Land to the north of Prees Industrial Estate	
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	Site adjoins current 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	

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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
<b>Recommendation: Progress to Stage 2.</b>			

Site ref:PRE013		Site Name: Land off Shrewsbury Street	
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	Site adjacent to development boundary. Removed from residential areas.
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	N	

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	part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable		
9	Site not currently promoted	N	Site promoted
<b>Recommendation: Progress to Stage 2 AS EMPLOYMENT USE ONLY</b>			

<b>Site ref: PRE014</b>		<b>Site Name: Lands off Brades Road</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
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	Part of site already developed on
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	Developable part of site is not well related 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	Significant part of site (50%approx) covered by flood zone 3, but remainder of site could be developed.
9	Site not currently promoted	N	Site promoted
<b>Recommendation: DO NOT Progress to Stage 2.</b>			

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<b>Site ref: PRE015</b>		<b>Site Name: Land off Moreton Street</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
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	Site adjacent to current 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
<b>Recommendation: Progress to Stage 2.</b>			

<b>Site ref: PRE016</b>		<b>Site Name: Land off A49</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	

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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.	Y	Site not well related to current 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
<b>Recommendation: Do not progress to Stage 2</b>			

Site ref: PRE017		Site Name: Land off Primrose Lane	
No.	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> <li>▪ Shrewsbury,</li> </ul>	N	Site partially adjoining current development boundary

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	<ul style="list-style-type: none"> <li>▪ a market town</li> <li>▪ a key centre</li> <li>▪ a hub</li> <li>▪ an area covered by a cluster.</li> </ul>		
4	Site wholly or partially within: <ul style="list-style-type: none"> <li>▪ Special Area of Conservation,</li> <li>▪ Special Protection Area</li> <li>▪ Ramsar Site.</li> </ul>	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> <li>▪ SSSI</li> <li>▪ National Nature Reserve</li> </ul>	N	
6	Site wholly or partially within: <ul style="list-style-type: none"> <li>▪ Shropshire Wildlife Site</li> <li>▪ Local Nature Reserve</li> <li>▪ Ancient Woodland,</li> <li>▪ Regionally Important Geological Site</li> </ul>	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> <li>▪ Scheduled Ancient Monument</li> <li>▪ Registered Park or Garden.</li> </ul>	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
<b>Recommendation: Progress to Stage 2.</b>			

Site ref: PRE018		Site Name: Land off Church Street and Shrewsbury Street	
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	NS2005/00009  Development on site build out
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key	N	



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	centre; a hub or an area covered by a cluster.		
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	Y	Site not currently promoted
<b>Recommendation: DO NOT progress to stage 2</b>			

Site ref PRE019/09		Site Name: Rear of Walford House	
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 current 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	

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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
<b>Recommendation: Progress to Stage 2.</b>			

	Site ref: PRE020	Site Name: Land off Lacon Street, Prees Wood	
	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	Physically divorced from Prees Village.
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	

## Prees: Submission

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
<b>Recommendation: DO NOT Progress to Stage 2</b>			

	Site ref: PRE021	Site Name: Land to the east of Whitchurch Rd	
	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	Y	Site is not well related to the current either current development boundary or other residential areas
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	N	

**Prees: Submission**

	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	N	Site promoted
<b>Recommendation: DO NOT Progress to Stage 2</b>			

<b>Site ref: PRE022sd</b>		<b>Site Name: Land at Tudor House, Whitchurch Road</b>	
<b>No.</b>	<b>Criteria</b>	<b>Y/N</b>	<b>Comments</b>
1	Site less than 0.2 ha in size	N	2.62ha
2	Either: site already developed for a use other than housing or construction has commenced for a use other than housing.	N	
3	Site not adjoining or not well related to the current development boundary (where applicable) of: <ul style="list-style-type: none"> <li>▪ Shrewsbury,</li> <li>▪ a market town</li> <li>▪ a key centre</li> <li>▪ a hub</li> <li>▪ an area covered by a cluster.</li> </ul>	N	Directly adjacent to existing development boundary
4	Site wholly or partially within: <ul style="list-style-type: none"> <li>▪ Special Area of Conservation,</li> <li>▪ Special Protection Area</li> <li>▪ Ramsar Site.</li> </ul>	N	
5	Site wholly or partially within: <ul style="list-style-type: none"> <li>▪ SSSI</li> </ul>	N	

**Prees: Submission**

	<ul style="list-style-type: none"> <li>▪ National Nature Reserve</li> </ul>		
6	Site wholly or partially within: <ul style="list-style-type: none"> <li>▪ Shropshire Wildlife Site</li> <li>▪ Local Nature Reserve</li> <li>▪ Ancient Woodland,</li> <li>▪ Regionally Important Geological Site</li> </ul>	N	
7	Site wholly or partially within: <ul style="list-style-type: none"> <li>▪ Scheduled Ancient Monument</li> <li>▪ Registered Park or Garden.</li> </ul>	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	Western part of site is within Flood Zone 3, but remainder of site could be developed

<b>Recommendation: Progress to Stage 2 assessment.</b>
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**Prees: Submission**

**Site Assessment: Stage 2a**

**Settlement: Prees**

Site ref: PRE002/R Being promoted with PRE011 and PRE012		Site Name: Land adjoining Ardwyn		
	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	-/+	+	Site partially in buffer zone
2	Primary school within 480m of site boundary	-/+	+	Site partially in buffer zone
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	

**Prees: Submission**

Site ref: PRE002/R Being promoted with PRE011 and PRE012		Site Name: Land adjoining Ardwyn		
	Criteria	SA Score	Assessment	Comments
	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	-	Within Conservation Area buffer
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> 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 <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Western part of site in Flood Zone 3 – proposed site layout states that this part of site will not be developed, but could be used for other compatible uses.
	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	Southern part of site within 250m of historic landfill site and current waste management facility
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

**Notes**

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

<b>Site designation</b>	<b>Buffer zone</b>	<b>Site designation</b>	<b>Buffer zone</b>
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**Prees: Submission**

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



**Prees: Submission**

Site ref: PRE004		Site Name: Holy Lodge, Moreton Street		
	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 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	

**Prees: Submission**

Site ref: PRE004		Site Name: Holy Lodge, Moreton Street		
	Criteria	SA Score	Assessment	Comments
	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	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 <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	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

**Notes**

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

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

## Prees: Submission

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

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

Site ref: PRE005		Site Name: Land West of Prees		
	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 young people's recreational facility	-/+	+	

**Prees: Submission**

Site ref: PRE005		Site Name: Land West of Prees		
	Criteria	SA Score	Assessment	Comments
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	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 <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 2
12a	Site wholly or partly on a current or previous landfill site	--/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management	-/0	0	

## Prees: Submission

Site ref: PRE005		Site Name: Land West of Prees		
	Criteria	SA Score	Assessment	Comments
	operation			
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

### Notes

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

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

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

Site ref: PRE006		Site Name: Land off Lighteach Street		
	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>			

Prees: Submission

Site ref: PRE006		Site Name: Land off Lighteach Street		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> <li>▪ an allotment</li> <li>▪ a local park or garden</li> <li>▪ an area of natural and semi-natural open space</li> <li>▪ an amenity green-space</li> <li>▪ a children's play area</li> <li>▪ a young people's recreational facility</li> <li>▪ an outdoor sports facility</li> </ul>	-/0	0	
<b>3b</b>	<b>Site more than 480m from:</b>			
	<ul style="list-style-type: none"> <li>▪ a local park or garden</li> <li>▪ an area of natural and semi-natural open space</li> <li>▪ an amenity green-space</li> <li>▪ a children's play area</li> <li>▪ a young people's recreational facility</li> </ul>	-/+	-	
<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	0	

## Prees: Submission

Site ref: PRE006		Site Name: Land off Lighteach Street		
	Criteria	SA Score	Assessment	Comments
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	-	Grade 2
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

### Notes

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

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

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

Prees: Submission

Site ref: PRE007		Site Name: Land at Whitchurch Road		
	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	-/+	+	Approx 50% of site within 480m of primary school
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	+		



**Prees: Submission**

Site ref: PRE007		Site Name: Land at Whitchurch Road		
	Criteria	SA Score	Assessment	Comments
5	Scheduled Ancient Monument within 300m of site boundary	-/0	0	
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	
	Site either within: <ul style="list-style-type: none"> <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	-	Conservation area buffer
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> 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 <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 2
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

**Notes**

## Prees: Submission

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

Site ref: PRE008		Site Name: Prees Hall Farm		
	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	-/+	-	

**Prees: Submission**

Site ref: PRE008		Site Name: Prees Hall Farm		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> <li>▪ an amenity green-space</li> </ul>	-/+	-	
	<ul style="list-style-type: none"> <li>▪ a children's play area</li> </ul>	-/+	+	
	<ul style="list-style-type: none"> <li>▪ a young people's recreational facility</li> </ul>	-/+	-	
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	--	Site partially within 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	-	
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/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	-	Grade 2
12a	Site wholly or partly on a current or previous landfill	- -/0	0	

## Prees: Submission

Site ref: PRE008		Site Name: Prees Hall Farm		
	Criteria	SA Score	Assessment	Comments
	site			
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

### Notes

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

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

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

Site ref: PRE009		Site Name: Land east of Moreton Street		
	Criteria	SA Score	Assessment	Comments

**Prees: Submission**

Site ref: PRE009		Site Name: Land east of Moreton Street		
	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 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	

**Prees: Submission**

Site ref: PRE009		Site Name: Land east of Moreton Street		
	Criteria	SA Score	Assessment	Comments
	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	-	Adjacent to conservation area
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> 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 <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 2
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

**Notes**

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

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

## Prees: Submission

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

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

Site ref: PRE011/R		Site Name: Land off Shrewsbury Street		
	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 young people's recreational facility	-/+	+	

**Prees: Submission**

Site ref: PRE011/R		Site Name: Land off Shrewsbury Street		
	Criteria	SA Score	Assessment	Comments
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	--	Eastern part of site within 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	-	Adjacent to conservation area
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> 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 <sup>5</sup>	-/0	0	
10	Part of the site is within Flood Zone 3	-	-	Western part of site in Flood Zone 3 – proposed site layout states that this part of site will not be developed, but could be used for other compatible uses.
	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	Southern part of site within 250m of historic landfill site and current waste management facility
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management	-/0	-	



## Prees: Submission

Site ref: PRE011/R		Site Name: Land off Shrewsbury Street		
	Criteria	SA Score	Assessment	Comments
	operation			
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

### Notes

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

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

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

Site ref: PRE012		Site Name: land to the north of Prees Industrial Estate		
	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	Site wholly or partly within:			

**Prees: Submission**

Site ref: PRE012		Site Name: land to the north of Prees Industrial Estate		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> <li>▪ an allotment</li> <li>▪ a local park or garden</li> <li>▪ an area of natural and semi-natural open space</li> <li>▪ an amenity green-space</li> <li>▪ a children's play area</li> <li>▪ a young people's recreational facility</li> <li>▪ an outdoor sports facility</li> </ul>	-/0	0	
<b>3b</b>	<b>Site more than 480m from:</b>			
	<ul style="list-style-type: none"> <li>▪ a local park or garden</li> <li>▪ an area of natural and semi-natural open space</li> <li>▪ an amenity green-space</li> <li>▪ a children's play area</li> <li>▪ a young people's recreational facility</li> </ul>	-/+	-	
<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	-	Conservation area buffer
<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	0	

## Prees: Submission

Site ref: PRE012		Site Name: land to the north of Prees Industrial Estate		
	Criteria	SA Score	Assessment	Comments
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	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	site within 250m of historic landfill site and current waste management facility
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

### Notes

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

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

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

Prees: Submission

Site ref: PRE0013		Site Name: Land off Shrewsbury Street (considered for potential employment use only)		
	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 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	

**Prees: Submission**

Site ref: PRE0013		Site Name: Land off Shrewsbury Street (considered for potential employment use only)		
	Criteria	SA Score	Assessment	Comments
	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	
<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	0	
<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		
	Site is in Flood Zone 1 – i.e. it is <b>not</b> in Zones 2 or 3	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	2 and 3
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	Within 250m of current waste management facility
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	-	
<b>13</b>	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

**Prees: Submission**

<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

**Prees: Submission**

Site ref: PRE015		Site Name: Land off Moreton Street		
	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 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	

**Prees: Submission**

Site ref: PRE015		Site Name: Land off Moreton Street		
	Criteria	SA Score	Assessment	Comments
	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	-	Within buffer of conservation area
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> 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 <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	-	2 and 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

**Notes**

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

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



## Prees: Submission

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

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

Site ref: PRE017		Site Name: Land off Primrose 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	-/+	-	

**Prees: Submission**

Site ref: PRE017		Site Name: Land off Primrose Lane		
	Criteria	SA Score	Assessment	Comments
	▪ 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	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 <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	-	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	-/0	0	

**Prees: Submission**

Site ref: PRE017		Site Name: Land off Primrose Lane		
	Criteria	SA Score	Assessment	Comments
	or would displace an existing waste management operation			
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

**Notes**

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

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

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

Site ref: PRE019/09		Site Name: Rear of Walford House		
	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	

Prees: Submission

Site ref: PRE019/09		Site Name: Rear of Walford House		
	Criteria	SA Score	Assessment	Comments
	<ul style="list-style-type: none"> <li>▪ an area of natural and semi-natural open space</li> <li>▪ an amenity green-space</li> <li>▪ a children's play area</li> <li>▪ a young people's recreational facility</li> <li>▪ an outdoor sports facility</li> </ul>	-/0	0	
	<ul style="list-style-type: none"> <li>▪ an area of natural and semi-natural open space</li> <li>▪ an amenity green-space</li> <li>▪ a children's play area</li> <li>▪ a young people's recreational facility</li> </ul>	-/0	0	
	<ul style="list-style-type: none"> <li>▪ a local park or garden</li> <li>▪ an area of natural and semi-natural open space</li> <li>▪ an amenity green-space</li> <li>▪ a children's play area</li> <li>▪ a young people's recreational facility</li> </ul>	-/+	-	
	<ul style="list-style-type: none"> <li>▪ an area of natural and semi-natural open space</li> <li>▪ an amenity green-space</li> <li>▪ a children's play area</li> <li>▪ a young people's recreational facility</li> </ul>	-/+	-	
	<ul style="list-style-type: none"> <li>▪ an amenity green-space</li> <li>▪ a children's play area</li> <li>▪ a young people's recreational facility</li> </ul>	-/+	+	
	<ul style="list-style-type: none"> <li>▪ a children's play area</li> <li>▪ a young people's recreational facility</li> </ul>	-/+	+	
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	-	Conservation area buffer
7	Designated habitat <sup>3</sup> or Regionally Important Geological Site within a buffer zone <sup>4</sup> of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	

## Prees: Submission

Site ref: PRE019/09		Site Name: Rear of Walford House		
	Criteria	SA Score	Assessment	Comments
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	-	3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	Site within 250m of existing waste management facility
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	+	Southern part of site within industrial area

### Notes

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

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

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

**Prees: Submission**

Site ref: PRE022/sd		Site Name: Land at Tudor House, Whitchurch Road		
	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	-/+	+	Site partially in buffer zone
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	

**Prees: Submission**

Site ref: PRE022/sd		Site Name: Land at Tudor House, Whitchurch Road		
	Criteria	SA Score	Assessment	Comments
	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	-	Within Conservation Area buffer
<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	0	
<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	-	-	Around one third of the site on the western extent is in 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	+		
<b>11</b>	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	0	
<b>12a</b>	Site wholly or partly on a current or previous landfill site	- -/0	0	
<b>12b</b>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
<b>13</b>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

**Notes**

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

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

**Prees: Submission**

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

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



**Stage 2b Assessment:**

<b>Site Ref: PRE002/011/012</b>	<b>Site Name: Land off Shrewsbury Street</b>
<b>Size (ha)</b>	2.8ha approx. (approx. 2.3ha is proposed for built development)
<b>Indicative capacity</b>	30-45
<b>General location</b>	Site(s) located towards the centre of the village, to the east of Shrewsbury Road on land to the rear of existing residential properties on Brades Road to the West.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	Approx 50 % of site in MSA
<b>Current use</b>	Unused field parcels
<b>Topography</b>	The site slopes gently east to west away from Shrewsbury Street towards Brades Road
<b>Adjoining land uses and boundary features</b>	Residential development along Shrewsbury Street; the western, eastern and southern edges of the site are bounded by hedgerows and trees. The Prees Industrial Park adjoins the southern edge of the site.
<b>Local highway capacity/ constraints</b>	Proposed access through 30-36 Shrewsbury Street (owned by Shropshire Housing). On these grounds access is considered achievable.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<b>Sewage and water supply.</b> The Parish Council has identified the need to upgrade the sewage system right through Prees, particularly Moreton Street and the pumping station near Whitebook Meadow.
<b>Inherent landscape character<sup>2</sup></b>	Only most southerly parcel of land (PRE012) has been assessed, and considered to have high/medium capacity for new housing largely due to its location set back from the main road which partially conceals the site from view. Development on the northerly parcels of land (PRE002/PRE011) will also be concealed from view and it is not considered development on this site would have significant visual impact or impact on the local landscape character.
<b>Planning history or designations</b>	N/a
<b>Land ownership, land agreements and delivery statements</b>	Site is owned by three parties. The scheme is considered to have no land ownership issues and is considered deliverable.
<b>Access to services/employment areas</b>	Site is centrally located in the village within close walking distance of all the services and facilities in the village, which include a post office, hairdresser, newsagent, garage and doctors
<b>Other constraints</b>	Suitable access is reliant upon the replacement of 34-36 Shrewsbury Street.
<b>General site related benefits</b>	The scheme would deliver a significant proportion of the total residential aspiration for Prees. The flood zone area to the west of the site is not proposed to accommodate development, with allotments being proposed as a potential land use to benefit the wider community. The scheme would accommodate a proportion of new-build affordable housing to replace the Shropshire Housing stock lost through gaining access to the site. The site could accommodate room for a replacement doctor's surgery if required.
<b>Transport and</b>	The site has some potential to improve cycle routes in the area.

## Prees: Submission

<b>Highways related benefits</b>	
<b>Strategic fit</b>	The site is of a suitable scale for the overall growth aspirations of Prees Village and the wider community cluster. The site allows for allotments as part of the scheme, which have previously been identified by the Local Joint Committee as a requirement for the area.
<b>Other relevant information</b>	SC have received a letter from Shropshire Meres and Mosses confirming that the residents of numbers 34 – 36 Shrewsbury Street will be re-housed appropriately should this site be allocated and these houses demolished

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Impact on setting of Conservation Area needs to be considered. Site on edge of historic settlement core - archaeological assessment and evaluation required prior to submission of an application.
<b>Biodiversity</b>	Reptiles, Great Crested Newts and bats potentially on site. Further assessment work will be required. Site could form part of an environmental network
<b>Trees</b>	Trees will be a design constraint
<b>Environmental Health</b>	Land to the south of the site (PRE012) has potential to be affected by movements and noise from the established industrial area. Consider avoiding. No comments for PRE011 and PRE002.
<b>Drainage: Watercourse flooding</b>	24.83% of site within Flood Zone 3a
<b>Drainage: Surface water flooding</b>	27.44 % of site within intermediate zone/ 12.41 within highest zone (PRE002)
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% of site susceptible
<b>Drainage: Suitability for SUDS</b>	Infiltration or attenuation depending on site characteristics, and not in any SPZ
<b>Countryside</b>	No comments
<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>	<p>Prees Parish Council: In relation to Prees, the view is that new housing development should take place mainly in the village area and not spread out into Open Areas. There should be no “backland” development allowed in any part of the Cluster. This does not currently exist and would create an unwelcome precedent. The areas identified to the east of Prees Village adjacent to Moreton Street and off Primrose Lane would amount to “backland” development and should be taken out.</p> <p>Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement</p>
<b>Statutory bodies responses to date</b>	n/a

## Prees: Submission

### Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school, and to three of the five recreation facilities. The site is considered to have a neutral impact on the continued use of informal or formal recreational space. The site is considered to have broadly positive landscape sensitivity. The western part of the site is within flood zone 3, although it is acknowledged that the proposed scheme does not include this part of the site for development. Overall the site is considered to have an average/high sustainability.

The stage 2b assessment indicates there is landscape capacity within this site to accommodate development. The proposed access to the site through no. 30-36 Shrewsbury Street is considered to be acceptable. The site promoter and Shropshire Housing have confirmed that this access can be achieved and appropriate alternative housing can be provided for the current tenants of these properties within the scheme.

The site's central location within Prees Village provides the opportunity of linking the eastern and western development boundaries of the village. Whilst the land is currently greenfield and 'open' it is not currently accessible, and is not considered to represent a local informal recreation area. The site is well contained, and assuming access is achieved through no30-36 Shrewsbury Street, is not considered to represent 'backland' development. The proposed allotment space to the west of the site will soften the western edge of the site adjacent to Brades Road.

Overall the site is considered to be well located within the heart of the village, has no significant constraints that can't be overcome through suitable design, and offers development on a suitable scale to meet the aspirations of Prees Parish Council. For these reasons this site is preferred for allocation of approx. 30 dwellings.

### Conclusion

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

### Recommendation

<b>Preferred option</b>	Yes
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## Prees: Submission

<b>Site Ref: PRE004</b>	<b>Site Name: Holy Lodge, Moreton Street</b>
<b>Size (ha)</b>	0.39ha
<b>Indicative capacity</b>	10
<b>General location</b>	The site is located to the north east of Prees village on Moreton Street on land opposite the Primrose Lane to the rear of Holy Lodge.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	No
<b>Current use</b>	Garden for Holy Lodge properties
<b>Topography</b>	
<b>Adjoining land uses and boundary features</b>	Residential development to the east of the site (along Moreton Street) with open land to the west and south of the site.
<b>Local highway capacity/ constraints</b>	Access is considered suitable off Moreton Street
<b>Other critical infrastructure constraints<sup>1</sup></b>	<b>Sewage and water supply.</b> The Parish Council has identified the need to upgrade the sewage system right through Prees, particularly Moreton Street and the pumping station near Whitebook Meadow.
<b>Inherent landscape character<sup>2</sup></b>	Site not assessed in the North Shropshire Landscape Sensitivity Study. The broad landscape assessment at Stage 2a indicates this site has a low sensitivity to development.
<b>Planning history or designations</b>	n/a
<b>Land ownership, land agreements and delivery statements</b>	Land being promoted by landowner and considered available.
<b>Access to services/employment areas</b>	The site is approximately 800 meters from the centre of Prees, and approx. 1 km from the main employment area. Pedestrian access along Moreton Street is not considered to be good as there is no defined footpath in either direction.
<b>Other constraints</b>	Site represents 'back-land' development
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	Some potential to support improvements to cycle infrastructure, although pedestrian access is not considered good because of the lack of public footpath.
<b>Strategic fit</b>	Site could contribute a small residential development. The site is considered to be 'back-land' development and against the objectives of Prees Parish Council and the character of the village.
<b>Other relevant information</b>	n/a

### Comments from internal consultees, plus Environment Agency site specific comments

<b>Heritage</b>	No comments
<b>Biodiversity</b>	Potentially bats, great crested newts and reptiles on the site. Phase 1 habitat survey will be required. Potentially part of the local environmental network.
<b>Trees</b>	Boundary trees may be design constraint
<b>Environmental</b>	No comments

## Prees: Submission

<b>Health</b>	
<b>Drainage: Watercourse flooding</b>	No significant concerns
<b>Drainage: Surface water flooding</b>	No significant concerns
<b>Drainage: Groundwater flooding</b>	Greater than 75% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	<p>Prees Parish Council: There should be no “backland” development allowed in any part of the Cluster. This does not currently exist and would create an unwelcome precedent. The areas identified to the east of Prees Village adjacent to Moreton Street and off Primrose Lane would amount to “backland” development and should be taken out.</p> <p>Other comments from local residents concerned about potential for more development in the Moreton Road / Primrose lane / Lacon Street area</p>
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this site positively for access to a bus service, but negatively for access to the local primary school as it is considered to be more than a 10 minute walk. The site also scores negatively on access to all five of the recreation facility criteria. The site is considered to have capacity in landscape terms for new development. Overall because of the poor pedestrian access to local facilities, it is considered this site has poor/average sustainability.

The stage 2b assessment indicates that access into the site is acceptable, but raised significant concerns about the ability of the site to encourage pedestrian access into the village as there is no defined footpath along Moreton Street. The site would also constitute ‘back-land’ development, which is out of keeping with surrounding area and against the aspirations of the Parish Council. For these reasons, this site is not preferred for allocation.

### Conclusion

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

### Recommendation

<b>Preferred option</b>	No
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## Prees: Submission

<b>Site Ref: PRE005</b>	<b>Site Name: Land West of Prees</b>
<b>Size (ha)</b>	0.62ha
<b>Indicative capacity</b>	15
<b>General location</b>	The site sits to the west of the village on a parcel adjacent to the edge of the existing development boundary on the northern side of Station Road. The recent Whitebrook Meadow development is opposite the site on the southern side of Station Road.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Open greenfields
<b>Topography</b>	Flat
<b>Adjoining land uses and boundary features</b>	Electricity substation directly to the west; residential development to the east; Station Road and residential development to the south; open field to the north. No defined boundary features on the northern boundary.
<b>Local highway capacity/ constraints</b>	Access considered suitable
<b>Other critical infrastructure constraints<sup>1</sup></b>	<b>Sewage and water supply.</b>  The Parish Council has identified the need to upgrade the sewage system right through Prees, particularly Moreton Street and the pumping station near Whitebook Meadow.
<b>Inherent landscape character<sup>2</sup></b>	Site not considered in the North Shropshire Landscape Study. From officer site visits there is some concern over the visual impact on the wider open area to the north of the site, especially without any physical defensible northern boundary.
<b>Planning history or designations</b>	Promoted through SHLAA
<b>Land ownership, land agreements and delivery statements</b>	Site is considered available and deliverable.
<b>Access to services/employment areas</b>	Prees has a range of services. However, this site is on the western edge of the exiting settlement boundary and therefore has potential to encourage local vehicular movements, especially to the local primary school.
<b>Other constraints</b>	Site is not well contained. No footpath along Station Road at this point.
<b>General site related benefits</b>	Site is adjacent to the development boundary and would represent a continuation of development along Station Road, if required.
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	The site is of a scale appropriate to the local growth aspirations for Prees
<b>Other relevant information</b>	SHLAA information

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Potentially reptiles present on site. Phase 1 habitat survey required
<b>Trees</b>	No tree constraints Potential environmental network enhancements

## Prees: Submission

<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No significant concerns raised
<b>Drainage: Surface water flooding</b>	No significant concerns raised
<b>Drainage: Groundwater flooding</b>	More than 75% of site 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
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	No specific comments on this site.
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this site negatively for both access to a local bus service and the local primary school, being more than 10 minutes walk from both. The site scores positively on access to three of the five recreation facilities, on broad landscape sensitivity and flood risk. Overall, the site is considered to have average sustainability.

The stage 2a assessment has highlighted concerns over the visual impact and general containment of this site within the surrounding open area to the north of the site. The proposal does not contain any distinctive community benefits and is not considered to encourage further vehicular movements, especially because of the lack of footpath along Station Road. For these reasons and the presence of more sustainable sites in Prees, this site is not preferred for allocation.

### Conclusion

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

### Recommendation

<b>Preferred option</b>	No
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## Prees: Submission

<b>Site Ref: PRE006</b>	<b>Site Name: Land off Lighteach Road</b>
<b>Size (ha)</b>	1.17ha
<b>Indicative capacity</b>	35
<b>General location</b>	Site is on the western edge of the village on land to the rear of existing residential development on the west side of Lighteach Street, and land further north adjacent to Lighteach Street.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Open greenfield
<b>Topography</b>	Site slopes gently away from Lighteach Street westwards.
<b>Adjoining land uses and boundary features</b>	Residential development adjacent to the east and south; Site fronts Lighteach Street to the north/north-east; open countryside to the west
<b>Local highway capacity/ constraints</b>	Access considered suitable
<b>Other critical infrastructure constraints<sup>1</sup></b>	<b>Sewage and water supply.</b>  The Parish Council has identified the need to upgrade the sewage system right through Prees, particularly Moreton Street and the pumping station near Whitebook Meadow.
<b>Inherent landscape character<sup>2</sup></b>	Site not considered in the North Shropshire Landscape Study. From officer site visits there is some concern over the visual impact on the wider open 'countryside' area to the west of the site, especially without any physical defensible northern boundary.
<b>Planning history or designations</b>	Site considered in SHLAA
<b>Land ownership, land agreements and delivery statements</b>	Site considered available and deliverable
<b>Access to services/employment areas</b>	Prees has a range of services. However, this site is on the western edge of the exiting settlement boundary and therefore has potential to encourage local vehicular movements, especially to the local primary school.
<b>Other constraints</b>	Lighteach Road becomes narrow at the presumed point of access.
<b>General site related benefits</b>	Site is adjacent to the development boundary and would represent a continuation of development along Lighteach Street, if required.
<b>Transport and Highways related benefits</b>	n/a
<b>Strategic fit</b>	The site is of a scale appropriate to the local growth aspirations for Prees
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Potential for bats and reptiles on site Phase 1 habitat survey required Potential environmental network enhancements
<b>Trees</b>	No tree constraints
<b>Environmental</b>	No comments



## Prees: Submission

<b>Health</b>	
<b>Drainage: Watercourse flooding</b>	No significant issues raised
<b>Drainage: Surface water flooding</b>	No significant issues raised
<b>Drainage: Groundwater flooding</b>	More than 75% of site 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
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	Parish Council: There should be no “backland” development allowed in any part of the Cluster. This does not currently exist and would create an unwelcome precedent
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this site negatively for both access to a local bus service and the local primary school, being more than 10 minute’s walk from both. The site scores positively on access to three of the five recreation facilities, on broad landscape sensitivity and flood risk. Overall, the site is considered to have average sustainability.

The stage 2a assessment has highlighted concerns over the visual impact and general containment of this site within the surrounding open area to the west of the site. The proposal does not contain any distinctive community benefits and the southern portion of the site would constitute ‘back-land’ development, contrary to local character and the aspirations of the parish council. For these reasons and the presence of more sustainable sites in Prees, this site is not preferred for allocation.

### Conclusion

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

### Recommendation

<b>Preferred option</b>	No
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## Prees: Submission

<b>Site Ref: PRE007</b>	<b>Site Name: Land at Whitchurch Road</b>
<b>Size (ha)</b>	1.97ha
<b>Indicative capacity</b>	55
<b>General location</b>	The site is effectively two field parcels located between the Whitchurch Road and the A41 to the north of Church Street.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Open meadows
<b>Topography</b>	Slopes from east to west
<b>Adjoining land uses and boundary features</b>	Residential development to the east of the southern parcel along Whitchurch Road; a low hedge provides the western boundary to the northern field parcel; the A41 embankment to the east which includes vegetation; northern boundary to the site is provided by residential development and their associated gardens. The car park on Church Street adjoins the southern edge of the site.
<b>Local highway capacity/ constraints</b>	Access considered suitable off Whitchurch Street. This access would mean the northern parcel of the site would need to come forward first.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<b>Sewage and water supply.</b>  The Parish Council has identified the need to upgrade the sewage system right through Prees, particularly Moreton Street and the pumping station near Whitebook Meadow.
<b>Inherent landscape character<sup>2</sup></b>	The site is considered to have medium/low sensitivity and a medium/high capacity for new housing.  The northern field is considered to have more capacity for housing because of the containment and lack of visibility from the north, south and east. The field to the south has less capacity because of its potential impact on the conservation area and in particular the amenity of surrounding residential properties.
<b>Planning history or designations</b>	Proposed through SHLAA
<b>Land ownership, land agreements and delivery statements</b>	Land is being actively promoted and is considered available.
<b>Access to services/employment areas</b>	Site is relatively central to the village and therefore benefits from access to the range of facilities within the centre.
<b>Other constraints</b>	Site is well contained but could lead to ribbon development along Whitchurch Road, taking development away from the heart of the village. The southern part of the site would constitute 'back-land' development and not in keeping with the wider village character.
<b>General site related benefits</b>	n/a
<b>Transport and Highways related benefits</b>	Good access to the A41 by-pass. Site is within easy walking distance of the main village facilities.
<b>Strategic fit</b>	Only the northern parcel of land would be acceptable against the parish

## Prees: Submission

	council aspirations to limit 'back-land' development. The scale of the northern parcel of land is broadly appropriate for the overall scale of growth preferred.
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Impact on setting of Conservation Area needs to be considered. Site on edge of historic settlement core - archaeological assessment and evaluation required prior to submission of an application.
<b>Biodiversity</b>	Potentially bats and reptiles on site Phase 1 habitat survey required Part of environmental network and potential improvements could be sought
<b>Trees</b>	No tree constraints Site has boundary trees and hedges
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No significant issues raised
<b>Drainage: Surface water flooding</b>	No significant issues raised
<b>Drainage: Groundwater flooding</b>	Between 25% and 50% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	Prees Parish Council: There should be no "backland" development allowed in any part of the Cluster. This does not currently exist and would create an unwelcome precedent.
<b>Statutory bodies responses to date</b>	n/a

## Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school and to two of the five recreation facilities. The site is not considered to impact negatively on local recreation amenities. The site is within the buffer zone of the village conservation area and on grade 2 agricultural land. Overall the site is considered to have an average sustainability.

## Prees: Submission

The stage 2b assessment has raised some concern over the landscape sensitivity of the southern parcel of land adjoining the car park on Church Street. The northern parcel of land is considered to have more capacity for housing but would constitute the further expansion away from the centre of the village. The site has potential to create formal recreational space for the village. Overall, whilst it is acknowledged there is some potential for residential development in the northern parcel of land, the presence of alternative sites closer to facilities and the recognition that this site has potential to form a replacement 'open area' for the village if required, it is not preferred to allocate this land for housing.

### Conclusion

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

### Recommendation

<b>Preferred option</b>	No
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## Prees: Submission

<b>Site Ref: PRE008</b>	<b>Site Name: Land at Prees Hall</b>
<b>Size (ha)</b>	6 ha (this includes approx. 2ha at Prees Hall)
<b>Indicative capacity</b>	180 (if the whole site were developed)
<b>General location</b>	Site is located to the west of Moreton Street, towards the north-east of the village.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	N/A
<b>Current use</b>	Arable
<b>Topography</b>	Gently sloping from east to west
<b>Adjoining land uses and boundary features</b>	Prees Hall is to the south; some ribbon development to the north and east along Moreton Street
<b>Local highway capacity/ constraints</b>	Access is considered suitable, subject to design and safety criteria
<b>Other critical infrastructure constraints<sup>1</sup></b>	<b>Sewage and water supply.</b>  The Parish Council has identified the need to upgrade the sewage system right through Prees, particularly Moreton Street and the pumping station near Whitebook Meadow.
<b>Inherent landscape character<sup>2</sup></b>	Whole parcel of land is considered to have medium capacity for new housing. Limited development to the north eastern extent of the site (adjacent to current housing on the eastern side of Moreton Street) would retain the open character between the conservation area and the more modern development further north on Moreton Street. The western boundary to the settlement should end at the existing garden line on Moreton Street to maintain suitable separation from the A49.
<b>Planning history or designations</b>	Promoted through SHLAA
<b>Land ownership, land agreements and delivery statements</b>	Site promoted by planning agent and conservation architect on behalf of the landowner. A scheme of around 40/45 dwellings is considered viable with the community benefits proposed.
<b>Access to services/employment areas</b>	The site is well located in relation to the primary school. The main employment area of the villages is over 1km from the site.
<b>Other constraints</b>	Site is adjacent to current conservation area and therefore setting will be a consideration. Site includes land at Prees Hall and the old Hall, both of which are Grade 2 listed, along with stables within the curtilage of the listed buildings. Site was identified as an 'open area' within the North Shropshire Local Plan. Consideration should therefore be given to allocating additional open space in the village to compensate for any loss.  Visibility at the junction of Moreton Street and Church Street may require improving.
<b>General site related benefits</b>	Development on part of the site should enable the renovation and continued maintenance of Prees Hall. The site is classified as 'open area' in the North Shropshire Local Plan. There is potential for any loss of open green space on this site to be off-set by the inclusion of a new green area on land adjacent to the Car Park off Church Street, which is in the same ownership.
<b>Transport and</b>	Site is within easy walking distance of the Primary School and to the main

## Prees: Submission

<b>Highways related benefits</b>	services in the village along Shrewsbury Street.
<b>Strategic fit</b>	Development of the whole site would greatly exceed the growth aspirations of the Parish Council, but parcels of land within the site could be developed on a reduced scale. Residential development in this area could be used as enabling development to renovate Prees Hall, which is currently in the same land ownership.
<b>Other relevant information</b>	A planning agent and conservation architect have provided further site information on the viability of the development alongside the restoration of Prees Hall and outbuildings. It concluded that a small increase in proposed development scale from 30 to around 40 dwellings would be required to ensure viability.

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Impact on character and setting of Conservation Area needs to be considered. Site on edge of historic settlement core -archaeological assessment and evaluation required prior to submission of an application.
<b>Biodiversity</b>	Potential for bats and reptiles on site. Habitats Phase 1 Study needed.
<b>Trees</b>	Trees will be a major design constraint a number of individual trees are on TPO's
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No significant issues raised
<b>Drainage: Surface water flooding</b>	No significant issues raised
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% susceptibility to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this
<b>Countryside</b>	No comments
<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>	Summary results/issues arising from consultations at the SAMDev Plan Preferred Options/Revised Preferred Options stages are set out in the Consultation Statement
<b>Statutory bodies responses to date</b>	N/a

## Site Assessment Summary

The stage 2a (sustainability appraisal) assessment score this positively for access to both a local bus service and primary school, and to one of the five recreation facilities. The site is partially within the conservation area and is within grade 2 agricultural land. There are

## Prees: Submission

TPO's on trees to the north of the site area. Overall the site is considered to have average sustainability.

The stage 2b assessment has indicated that a large portion of the northern area of this site should not be preferred because of TPO'd trees and landscape constraints. The southern part of the site directly adjacent to Prees Hall is considered to be more appropriate as there are no TPO trees and the land has a better relationship with the services in the village, especially the Primary School.

The southern part of the site includes Grade II Listed Prees Hall and associated buildings. It is considered an allocation on this land would represent an opportunity to provide enabling development for the full renovation and re-use of Prees Hall, potentially as part of a comprehensive residential led scheme.

The site is identified as 'open area' within the North Shropshire Local Plan, and there has been concern expressed by the Parish Council that they don't want to see the loss of this land. It is therefore considered as part of any proposal on this site, consideration should be given to identifying 'replacement' open areas elsewhere in the village.

Overall, whilst the wider site could impact on landscape sensitivity and tree preservation orders, the southern parcel of land adjacent to Prees Hall is considered to be more appropriate for development and offers the opportunity to provide 'enabling' development for Prees Hall and surrounding buildings as part of a wider scheme. Further to concern raised at the Preferred Options stage about the viability of the scheme, the site promoter has provided further information on the cost of the proposed Prees Hall restoration and the ability of the scheme to enable these associated benefits. It concludes the scheme would be viable at a slightly increased residential capacity. It is therefore appropriate to consider this site for around 40 dwellings.

For these reasons the site is preferred for housing for approximately 30 dwellings on the proviso that the renovation work to Prees Hall and surrounding buildings is integral to the scheme, that a replacement 'Open area' is identified elsewhere in the village, and improved footpath provision on Moreton Street.

### Conclusion

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

### Recommendation

<b>Preferred option</b>	Yes
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## Prees: Submission

<b>Site Ref: PRE009</b>	<b>Site Name: Land east of Moreton Street</b>
<b>Size (ha)</b>	4.11ha
<b>Indicative capacity</b>	123
<b>General location</b>	Site is located to the east of the village on a large field parcel accessed off Moreton Street.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Pasture
<b>Topography</b>	Site rises slightly from west to east
<b>Adjoining land uses and boundary features</b>	Residential development along Moreton Street forms the Western edge of the site, with some further development to the north west of the site. All other boundaries are surrounded by open 'countryside'. The site is bounded by hedgerows and some tree cover.
<b>Local highway capacity/ constraints</b>	Access to the site is considered achievable.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<b>Sewage and water supply.</b> The Parish Council has identified the need to upgrade the sewage system right through Prees, particularly Moreton Street and the pumping station near Whitebook Meadow.
<b>Inherent landscape character<sup>2</sup></b>	Site not assessed in the north Shropshire Landscape Assessment. Broadly the site is considered to have low landscape sensitivity (based on stage 2a assessment). From site visits, the site is not visible from Moreton Street because of the existing development, however, it is felt there could be some sensitivity issues from views from Primrose Lane looking south and Lacon Street looking north.
<b>Planning history or designations</b>	Promoted through SHLAA
<b>Land ownership, land agreements and delivery statements</b>	Site is being promoted by landowner and is considered available.
<b>Access to services/employment areas</b>	The site is well located in relation to the primary school. The main employment area of the villages is over 1km from the site.
<b>Other constraints</b>	Visibility at the junction of Moreton Street and Church Street may require improving
<b>General site related benefits</b>	None identified.
<b>Transport and Highways related benefits</b>	Site could offer some opportunity to enhance footpath / cycle provision on Moreton Street
<b>Strategic fit</b>	Site is of a scale too large for the proposed growth aspirations of Prees. However, part of the site could come forward on a smaller scale.
<b>Other relevant information</b>	n/a

### Comments from internal consultees, plus Environment Agency site specific comments

<b>Heritage</b>	Within 300meters of the village conservation area
<b>Biodiversity</b>	Potentially bats and reptiles present on site.



## Prees: Submission

	Phase 1 habitat survey required Part of Environmental Network and could include enhancements
<b>Trees</b>	Trees will be a design constraint
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No significant issues raised
<b>Drainage: Surface water flooding</b>	No significant issues raised
<b>Drainage: Groundwater flooding</b>	Between 25% and 50% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this
<b>Countryside</b>	No comment
<b>Environment Agency</b>	No comment

<b>Community consultation response</b>	Parish Council response: There should be no “backland” development allowed in any part of the Cluster. This does not currently exist and would create an unwelcome precedent. The areas identified to the east of Prees Village adjacent to Moreton Street and off Primrose Lane would amount to “backland” development and should be taken out.  Other comments from local residents concerned about potential for more development in the Moreton Road / Primrose lane / Lacon Street area
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school, but scores negatively on access to all five of the recreational facilities. The site is within grade 2 agricultural land and is adjacent to the village conservation area. Overall, it is considered this site has poor/average sustainability.

The stage 2b assessment has raised some concern about the wider landscape visual impact of this site. Further to this, the site would constitute ‘back-land’ development along Moreton Street and therefore contrary to the character of the village and the aspirations of the parish council. For these reasons, this site is not preferred for development.

### Conclusion

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

### Recommendation

<b>Preferred option</b>	No
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## Prees: Submission

<b>Site Ref: PRE013</b>	<b>Site Name: Land off Shrewsbury Street (considered for employment use only)</b>
<b>Please note: It is considered there is no requirement to allocate additional employment land in Prees. Given this it has not been considered necessary to complete a Stage 2b assessment for PRE013.</b>	

## Prees: Submission

<b>Site Ref: PRE015</b>	<b>Site Name: Land off Moreton Street</b>
<b>Size (ha)</b>	0.31ha
<b>Indicative capacity</b>	8-10
<b>General location</b>	The site is located to the north west of Prees approximately mid-way between the start of Moreton Road and the edge of the existing development boundary. The site is to the rear of existing properties on the western side of Moreton Road opposite the entrance to Meadow View.
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Gardens / open land
<b>Topography</b>	Site slopes gently from east to west
<b>Adjoining land uses and boundary features</b>	Residential property on Moreton Road adjoins the eastern edge of the site; residential gardens and open land to the north and south; open greenfield land to the west. Southern edge of the site is bound by hedgerows and tree cover
<b>Local highway capacity/ constraints</b>	Access not currently acceptable but could be made to be.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<b>Sewage and water supply.</b>  The Parish Council has identified the need to upgrade the sewage system right through Prees, particularly Moreton Street and the pumping station near Whitebook Meadow.
<b>Inherent landscape character<sup>2</sup></b>	The site is part of a wider parcel of land covering a field stretching north west to the A49.
<b>Planning history or designations</b>	n/a
<b>Land ownership, land agreements and delivery statements</b>	Site is considered available
<b>Access to services/employment areas</b>	Site is approximately 1km from the village centre, and therefore not considered to offer significant opportunities to encourage pedestrian access to services. Moreton Road is further constrained by a lack of footpath.
<b>Other constraints</b>	Lack of defensible western edge to site. Site would represent back-land development which is out of character with the wider village.
<b>General site related benefits</b>	Small scale proposal in keeping with local growth aspirations.
<b>Transport and Highways related benefits</b>	None identified
<b>Strategic fit</b>	Site could contribute a small residential development. The site is considered to be 'back-land' development and against the objectives of Prees Parish Council.
<b>Other relevant information</b>	n/a

### Comments from internal consultees, plus Environment Agency site specific comments

<b>Heritage</b>	No comments
<b>Biodiversity</b>	Potentially bats, great crested newts and reptiles present on site. Phase 1 habitat survey required

## Prees: Submission

	Potential for environmental network enhancements on site
<b>Trees</b>	No tree constraints. Need to consider boundary trees and hedges
<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No significant issues raised
<b>Drainage: Surface water flooding</b>	No significant issues raised
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this
<b>Countryside</b>	No comments
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	Prees Parish Council: There should be no “backland” development allowed in any part of the Cluster. This does not currently exist and would create an unwelcome precedent. The areas identified to the east of Prees Village adjacent to Moreton Street and off Primrose Lane would amount to “backland” development and should be taken out.
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a bus service and a primary school, but negatively for all five of the recreation facilities. The site sits within the buffer of the conservation area and the majority of the site is grade 2 agricultural land. Overall, because of the poor access to recreation facilities the site is considered to have poor/average sustainability.

The stage 2b assessment has highlighted concerns over pedestrian access to the Prees Village due to the lack of footpath along Moreton Street. The site would also represent ‘back-land’ development’ and therefore contrary to the local aspirations of Prees Parish Council. Because of the poor sustainability of this site, and the presence of more appropriate sites to meet the desired growth aspirations of the Parish Council, this site is not preferred for allocation.

### Conclusion

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

### Recommendation

<b>Preferred option</b>	No
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## Prees: Submission

<b>Site Ref: PRE017</b>	<b>Site Name: Land off Primrose Lane</b>
<b>Size (ha)</b>	0.8
<b>Indicative capacity</b>	20
<b>General location</b>	Site sits to the extreme north east of the settlement off on a parcel of land adjacent to the current development boundary off Primrose lane
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Agricultural
<b>Topography</b>	Relatively flat
<b>Adjoining land uses and boundary features</b>	Primrose Lane provides the frontage, with residential development to the west and north west of the site. Open agricultural land to the north and east, although there is no defined boundary features in these areas. Some tree cover to the frontage of the site on Primrose Lane.
<b>Local highway capacity/ constraints</b>	Site access considered suitable off Primrose Lane
<b>Other critical infrastructure constraints<sup>1</sup></b>	<b>Sewage and water supply.</b> The Parish Council has identified the need to upgrade the sewage system right through Prees, particularly Moreton Street and the pumping station near Whitebook Meadow.
<b>Inherent landscape character<sup>2</sup></b>	Site not assessed as part of the North Shropshire Landscape Assessment. Some concern over visual amenity issues in this area.
<b>Planning history or designations</b>	Promoted through SHLAA
<b>Land ownership, land agreements and delivery statements</b>	Site and access owned by same landowner. Considered available.
<b>Access to services/employment areas</b>	The site is at the extreme north east of the village and although it is accepted there are a range of services in Prees, it is not considered this site offers good access to them, especially considering the lack of defined footpath along Moreton Street.
<b>Other constraints</b>	No footpath on Moreton Street. Narrow Road. Lack of defined northern and western boundaries.
<b>General site related benefits</b>	Site's scale is broadly suitable to the growth aspirations of the village.
<b>Transport and Highways related benefits</b>	Promoter has indicated highway improvements can be integrated if necessary.
<b>Strategic fit</b>	Site's scale is broadly suitable to the growth aspirations of the village. Prees Parish Council has raised concern about further off Primrose Lane.
<b>Other relevant information</b>	SHLAA information

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	No comments
<b>Biodiversity</b>	Phase 1 habitat survey required Potential for bats and reptiles on site
<b>Trees</b>	Limited tree constraints. Tree cover on frontage of site.

## Prees: Submission

<b>Environmental Health</b>	No comments
<b>Drainage: Watercourse flooding</b>	No significant issues raised
<b>Drainage: Surface water flooding</b>	No significant issues raised
<b>Drainage: Groundwater flooding</b>	More than 75% of site susceptible to groundwater flooding
<b>Drainage: Suitability for SUDS</b>	Geology has very low permeability and infiltration SUDS are likely to be less suitable, although site investigations should be carried out to confirm this
<b>Countryside Environment Agency</b>	No comments

<b>Community consultation response</b>	<p>Parish Council: There should be no “backland” development allowed in any part of the Cluster. This does not currently exist and would create an unwelcome precedent. The areas identified to the east of Prees Village adjacent to Moreton Street and off Primrose Lane would amount to “backland” development and should be taken out.</p> <p>Other comments from local residents concerned about potential for more development in the Moreton Road / Primrose lane / Lacon Street area</p>
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this positively for access to a bus service, but negatively for access to the local primary school and all five of the recreation facilities. Whilst the site scores neutrally on a number of the other criteria, overall it is considered this site has poor sustainability.

The stage 2b assessment has raised concerns about the accessibility of this site to the wider facilities in the village, due to its location on the far north east edge of the village and the lack of defined footpath along Moreton Street. For these reasons and the presence of more sustainable options elsewhere in the village, this site is not preferred for allocation.

### Conclusion

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

### Recommendation

<b>Preferred option</b>	No
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## Prees: Submission

<b>Site Ref: PRE019</b>	<b>Site Name: Land of Walford House</b>
<b>Size (ha)</b>	0.3
<b>Indicative capacity</b>	9
<b>General location</b>	Site is to south of the main village centre to the west of Shrewsbury Street on a small parcel of land between the two development boundaries to the north and south of the village.
<b>Brownfield or Greenfield</b>	Brownfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	n/a
<b>Current use</b>	Car park / builders yard
<b>Topography</b>	flat
<b>Adjoining land uses and boundary features</b>	Residential development to the north; Shrewsbury Street to the east; Prees Industrial area to the south and south west.
<b>Local highway capacity/ constraints</b>	Site access considered suitable.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<b>Sewage and water supply.</b>  The Parish Council has identified the need to upgrade the sewage system right through Prees, particularly Moreton Street and the pumping station near Whitebook Meadow.
<b>Inherent landscape character<sup>2</sup></b>	Site is brownfield adjacent to existing development and therefore is considered to have low sensitivity to new development
<b>Planning history or designations</b>	Site promoted in previous Local plans
<b>Land ownership, land agreements and delivery statements</b>	Uncertainty over availability of this site for development as currently in use.
<b>Access to services/employment areas</b>	Adjacent to local employment area, and close to services
<b>Other constraints</b>	Current use on site
<b>General site related benefits</b>	Brownfield site, if available
<b>Transport and Highways related benefits</b>	Sites location would encourage pedestrian movements
<b>Strategic fit</b>	Site could accommodate a small residential development in line with parish council aspirations.
<b>Other relevant information</b>	n/a

<b>Comments from internal consultees, plus Environment Agency site specific comments</b>	
<b>Heritage</b>	Impact on setting of Conservation Area needs to be considered. Site on edge of historic settlement core - archaeological assessment and evaluation required prior to submission of an application.
<b>Biodiversity</b>	Potentially bats and reptiles on site Phase 1 habitat survey required
<b>Trees</b>	Limited tree constraints

## Prees: Submission

	Tree and hedges on site
<b>Environmental Health</b>	Land close to established industrial estate - potential for noise and light nuisance from estate activities - including early morning vehicle movements. Site should not be preferred.
<b>Drainage: Watercourse flooding</b>	No significant issues raised
<b>Drainage: Surface water flooding</b>	No significant issues raised
<b>Drainage: Groundwater flooding</b>	Between 25 and 50% of site 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
<b>Environment Agency</b>	No comments

<b>Community consultation response</b>	No comments relating to this site specifically.
<b>Statutory bodies responses to date</b>	n/a

### Site Assessment Summary

The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school, and to three of the five recreational facility criteria. The site is considered to have low landscape sensitivity and low flood risk. Overall the site's is considered to be of average/high sustainability.

The stage 2b assessment has raised concern over the location of this site in relation to the existing Prees Industrial Estate to the south and the potential impact of early morning vehicular movements and noise on amenity value. As the site is small, it is considered there is limited opportunity to introduce suitable buffering without overly restricting the residential scale of the site. Higher density development is not considered to be appropriate in this location adjacent to the conservation area. Whilst the sustainability credentials of the site's location are generally high, the potential amenity issues identified mean this site is not preferred for development.

### Conclusion

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

### Recommendation

<b>Preferred option</b>	No
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## Prees: Submission

<b>Site Ref: PRE022/sd</b>	<b>Site Name: Land at Tudor House, Whitchurch Road</b>
<b>Size (ha)</b>	2.61
<b>Indicative capacity</b>	75 (at approx. 30dph)
<b>General location</b>	Site is located to the north of Prees, adjacent to the current development boundary on the western side of Whitchurch Road
<b>Brownfield or Greenfield</b>	Greenfield
<b>Site within a Coal Authority Referral Area or a Mineral Safeguarding Area</b>	MSA
<b>Current use</b>	Open area
<b>Topography</b>	Site slopes gently away from Whitchurch Road
<b>Adjoining land uses and boundary features</b>	Existing residential property to the south, Whitchurch Road to the east
<b>Local highway capacity/ constraints</b>	Access acceptable, subject to design and safety criteria. Pedestrian access improvements may be required along Whitchurch Road.
<b>Other critical infrastructure constraints<sup>1</sup></b>	<b>Sewage and water supply.</b>  The Parish Council has identified the need to upgrade the sewage system right through Prees, particularly Moreton Street and the pumping station near Whitebook Meadow.
<b>Inherent landscape character<sup>2</sup></b>	There is no specific landscape sensitivity assessment for this site. The site offers long views to the north and east of Prees. However, it is considered the site is not overly sensitive to development given that views can still be achieved further north of Whitchurch Road.
<b>Planning history or designations</b>	N/A
<b>Land ownership, land agreements and delivery statements</b>	Site promoted by land agent on behalf of landowner. Considered available and deliverable.
<b>Access to services/employment areas</b>	The site is a short walk to the centre of Prees.
<b>Other constraints</b>	Flood zone
<b>General site related benefits</b>	
<b>Strategic fit</b>	The scale of the site offers an opportunity to deliver a significant proportion of the housing guideline for the settlement.
<b>Other relevant information</b>	N/A

<b>Comments from internal consultees</b>	
<b>Heritage</b>	Site immediately adjacent to northern edge of Conservation Area. Below ground archaeological remains of the former head race for Prees Mill may also exist along the western edge. Heritage Assessment required to assess impact on the setting of the Conservation Area and an archaeological Desk Based Assessment and site walkover survey to assess archaeological potential.
<b>Biodiversity</b>	Stage 1 ecological survey required. Potentially bats and Great Crested Newts on site. In Environmental network

## Prees: Submission

<b>Trees</b>	Not a constraint
<b>Public Protection</b>	Potential for contaminated land running down the Western edge of the site. No objections in principal
<b>Drainage: Watercourse flooding</b>	A large part of this site is within flood zone 3b, the functional flood plain, and would not be appropriate for development. Subject to an appropriate FRA, some of the site may be developable, however.
<b>Drainage: Surface water flooding</b>	
<b>Drainage: Groundwater flooding</b>	
<b>Drainage: Suitability for SUDS</b>	
<b>Countryside</b>	No comments

<b>Community consultation response</b>	N/A
<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, a primary school, landscape sensitivity (which is low). However, it has established that a significant part of this site is within flood zone 3. It is positive for access to an amenity green space and children's play area. The overall sustainability of the site is thus judged to be average/poor given the extent of the site in the flood zone. .

The stage 2b assessment concludes that in principle there is capacity for suitable vehicular access. The scale of the site could offer the opportunity for further pedestrian improvements on Whitchurch Road, although these have not been made explicit in the site's promotion. The site is well located in relation to the centre of Prees village and the site is served with an existing footpath. Planning permission has been granted for a new medical centre to the north of the site on the frontage of Whitchurch Road; this acts to establish the principal of development in this area of the village. However, whilst the site would be contiguous with the existing development boundary, there is significant concern the site would be adversely impacted by potential flooding. The developable section of the site is therefore constrained. Given this, and the presence of more sustainable site options elsewhere, it is considered the site should not be preferred at this stage.

## Conclusion

<b>Potential windfall site</b>	No
<b>Realistic site</b>	Yes – on section of the site outside Flood Zone 2.

## 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.

## **Prees: Submission**

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