

Tilstock: Submission

Stage 1 Assessment:

**Summary Sheet
Stage 1 Assessment**

Settlement: Tilstock

Site Ref	Site Name	Stage 2	Comments
TIL001	Land at Tilstock (the Vicarage)	Yes	
TIL002	North of Christ Church	Yes	
TIL003	Tilstock Lodge	No	Site not promoted
TIL004	Church Farm	No	Site already developed and not promoted
TIL005	Land at Brook Farm	Yes	
TIL006	Land off Tilstock Close	Yes	
TIL007	Land at Windrush	Yes	
TIL008	Land adjacent to Russell House	Yes	

Tilstock: Submission

Stage 1 Assessment

Site ref: TIL001		Site Name: Land at Tilstock (the Vicarage)	
No	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	N	
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	Site adjacent to dev 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 ¹	N	Site promoted

Recommendation: Progress to Stage 2 assessment

Tilstock: Submission

Site ref: TIL002		Site Name: North of Christ Church	
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 dev 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 ¹	N	Site promoted

Recommendation: Progress to Stage 2 assessment

Tilstock: Submission

	Site ref: TIL003	Site Name: Tilstock Lodge	
	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 contains Tilstock Lodge. Section of undeveloped land still over 0.3ha approx.
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 ¹	Y	Site not currently promoted

Recommendation: Do not progress to Stage 2 assessment – site not promoted

Tilstock: Submission

Site ref: TIL004		Site Name: Church Farm	
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	Development of 29 houses and apartments has been completed
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	Y	Site not promoted

Recommendation: Do **not** progress to Stage 2 assessment – site already developed and not promoted

Tilstock: Submission

	Site Ref: TIL005	Site Name: Land at Brook Farm	
	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 combined with TIL001 to make up 3.2ha
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	Site adjacent to dev boundary
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 ¹	N	

Recommendation: Progress to Stage 2 assessment

Tilstock: Submission

Site ref: TIL006		Site Name: Land off Tilstock Close	
Criteria	Y/N	Comments	
1	Site less than 0.2 ha in size	N	
2	Site developed, or under construction or permission has been granted but not yet implemented	Y	Site overlaps with TIL002. The additional section is land adjacent to and including the Village Hall and therefore already in use.
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.	N	
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted ¹	N	Site promoted

Recommendation: Progress to Stage 2 assessment

Tilstock: Submission

Site ref: TIL007		Site Name: Land at Windrush	
No	Criteria	Y/N	Comments
1	Site less than 0.2 ha in size	N	Site includes existing buildings. Remaining undeveloped section is approx 0.2ha
2	Site developed, or under construction or permission has been granted but not yet implemented	N	Part of site includes existing buildings
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	50%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 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 ¹	N	Site promoted

Recommendation: Progress to Stage 2 assessment

Tilstock: Submission

Site ref: TIL008		Site Name: Land adjacent to Russell 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	Site adjacent to dev boundary
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable	N	
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable	N	
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable	N	
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable	N	
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable	N	
9	Site not currently promoted	N	Site promoted
Recommendation: Progress to Stage 2			

Tilstock: Submission

Note for Stage 1 assessment:

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

Tilstock: Submission

Stage 2a Assessment:

Site Assessment: Stage 2a

Settlement: Tilstock

Site ref: TIL001		Site Name: Land at Tilstock (the Vicarage)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a children's play area	-/+	-	
	▪ a young people's recreational facility	-/+	-	
	▪ an outdoor sports facility	-/+	-	
4	Landscape sensitivity high	-	+	
	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	

Tilstock: Submission

Site ref: TIL001		Site Name: Land at Tilstock (the Vicarage)		
	Criteria	SA Score	Assessment	Comments
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- /0	0	
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ² or Regionally Important Geological Site within a buffer zone ³ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within site the boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -	0	
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	

Tilstock: Submission

Site ref: TIL002		Site Name: North of Christ Church		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
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	

Tilstock: Submission

Site ref: TIL002		Site Name: North of Christ Church		
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	60%in grade 2/ 40% in 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	

Tilstock: Submission

Site ref: TIL005		Site Name: Land at Brook Farm		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	-	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0	+	
	Landscape sensitivity low	+		
5	Scheduled Ancient Monument within 300m of site boundary	-/0		
6	Site is wholly or partly within a World Heritage Site or a Conservation Area	- -/0	0	

Tilstock: Submission

Site ref: TIL005		Site Name: Land at Brook Farm		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	0 +	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0		
12a	Site wholly or partly on a current or previous landfill site	- -/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	
			0	

Tilstock: Submission

Site ref: TIL006		Site Name: Land off Tilstock Close (site overlaps TIL002 but includes village hall)		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
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	

Tilstock: Submission

Site ref: TIL006		Site Name: Land off Tilstock Close (site overlaps TIL002 but includes village hall)		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	
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	

Tilstock: Submission

Site ref: TIL007		Site Name: Land at Windrush		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
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	

Tilstock: Submission

Site ref: TIL007		Site Name: Land at Windrush		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 3
12a	Site wholly or partly on a current or previous landfill site	- -/0	0	
12b	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-/0	0	
13	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+/0	0	

Tilstock: Submission

Site ref: TIL008		Site Name: Land adjacent to Russell House		
	Criteria	SA Score	Assessment	Comments
1	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	-/+	+	
2	Primary school within 480m of site boundary	-/+	+	
3a	Site wholly or partly within:			
	▪ an allotment	-/0	0	
	▪ a local park or garden	-/0	0	
	▪ an area of natural and semi-natural open space	-/0	0	
	▪ an amenity green-space	-/0	0	
	▪ a children's play area	-/0	0	
	▪ a young people's recreational facility	-/0	0	
3b	Site more than 480m from:			
	▪ a local park or garden	-/+	-	
	▪ an area of natural and semi-natural open space	-/+	-	
	▪ an amenity green-space	-/+	-	
	▪ a young people's recreational facility	-/+	-	
4	Landscape sensitivity high ²	-	+	
	Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0		
	Landscape sensitivity low	+		
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	

Tilstock: Submission

Site ref: TIL008		Site Name: Land adjacent to Russell House		
	Criteria	SA Score	Assessment	Comments
	Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-/0	0	
7	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-/0	0	
8	Tree Preservation Order (either single or group) within the site boundary	-/0	0	
9	Site wholly or partly within an Air Quality Management Area ⁵	-/0	0	
10	Part of the site is within Flood Zone 3	-	+	
	All or part of the site is within Flood Zone 2	0		
	Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+		
11	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-/0	-	Grade 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	

Tilstock: Submission

Notes for Stage 2a assessment

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

Tilstock: Submission

Stage 2b Assessment

Tilstock: Submission

Site Ref: TIL001	Site Name: Land at the Vicarage
Size (ha)	3.26
Indicative capacity	98
General location	Site is located on greenfield land south of Tilstock Lane, to the rear of the vicarage and cemetery.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	No
Current use	Agricultural
Topography	Relatively flat
Adjoining land uses and boundary features	Vicarage, bowling green and crematory to the north, Brook Farm to the west; Lane to the east. Public Right of Way provides the southern boundary to the site.
Local highway capacity/ constraints	Access not currently considered achievable, but could be made to be at the level of development proposed. The promoter has indicated that access to the site would be achieved through the existing Vicarage, and that this is achievable on a scale of development appropriate to the village.
Other critical infrastructure constraints¹	None identified through the Place Plan yet. Drainage is a key local concern expressed by the Parish Council.
Inherent landscape character²	This site was not formally accessed in the North Shropshire Landscape Sensitivity Assessment. From site visits it is evident the views to the south of the site are most prominent, yet views southwards from Tilstock Lane are shielded by existing development. It is not considered that a development of the scale of approx. 25 dwellings would have a negative impact on either landscape character or visual receptors. It is therefore considered the site does have capacity for new housing development
Planning history or designations	n/a
Land ownership, land agreements and delivery statements	Site is owned by the Lichfield Diocese Trustees and being promoted by local planning agent on their behalf. Considered available.
Access to services/employment areas	The site is located centrally in the village, and therefore offers the best opportunity to access the village facilities – school, village hall and pub.
Other constraints	The site does not have a defined southern boundary.
General site related benefits	The site's size greatly exceeds the scale of housing required for the village. The site promoter has indicated that the site would be able to accommodate community facilities to support on residual land.
Transport and Highways related benefits	New access off Tilstock Lane
Strategic fit	Site offer a suitably scaled site with the opportunity for community benefit.
Other relevant information	n/a

Tilstock: Submission

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments
Biodiversity	Bats and reptiles potentially present on site Phase 1 Habitat Survey Required Not in environmental network Potential environmental enhancements
Trees	NO SIGNIFICANT TREE OR HEDGEROW CONSTRAINTS
Environmental Health	No comments
Drainage: Watercourse flooding	No concern raised
Drainage: Surface water flooding	No concern raised
Drainage: Groundwater flooding	More than 75% of site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately
Community consultation response	At the Preferred Options consultation in 2012 there was 41 respondents, with 24 (59%) supporting the sites allocation. Views from those supporting suggested this was the most suitable location creating a single site for future growth. Some respondents also stated that they would support the sites inclusion providing that; the access was gained from Wem Road, the development provided improved road infrastructure, the Vicarage was retained and that development allowed for future expansion of the cemetery. However 16 out of the 41 respondents (39%) objected to the sites inclusion. The proposed access opposite the school was the main reason for objecting to the site, with several respondents considered this to be unsuitable due to existing traffic problems and safety issue for the children. Other issues raised included; the loss of open countryside and good quality agricultural land; the size of the site, as it was considered too large and concern was raised that more housing where likely to be built; the lack of facilities to accommodate new houses and the lack of demand of more housing in the village.
Statutory bodies responses to date	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. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad

Tilstock: Submission

landscape assessment indicates low sensitivity. The site is considered to be within grade 3 agricultural land. Overall the site is considered to have average / high sustainability.

The stage 2b assessment indicates that the proposed access to the site via the vicarage is suitable and could be delivered at the proposed development scale. Site visits have indicated that views towards the site from Tilstock Road are shielded by development and that the landscape has capacity for additional development. The site does not have a defined southern boundary, although it is considered that suitable site layout could provide a defined edge if required. The size of the site allows for potential community benefits to be incorporated into the scheme, although these are to be determined.

Overall, the site offers a natural extension to the village following on from the Church Farm development. Because the site also offers the potential for on-site community benefits, it is considered the site offers the most preferred direction of growth for the village. On this basis the site is preferred for approximately 25 dwellings. At the time of publication this site has been subject to an outline planning application for 25 dwellings and there is a resolution to grant permission.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes
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Tilstock: Submission

Site Ref: TIL002	Site Name: Land North of Christ Church
Size (ha)	0.88
Indicative capacity	13
General location	Site is located towards the north side of Tilstock Road (B5476), but relatively central to the village. Land is adjacent to the current development boundary between the Village Hall to the east, the Legrand Nursing Home and Christ Church to the south and Tilstock Close to the west. Existing hedgerows to the north provide the northern boundary to the site.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	MSA
Current use	Arable
Topography	Site rises northwards from the B5476 (Tilstock Road) to a peak within the site. Site slopes down towards village hall to the east and towards Tilstock Close to the West.
Adjoining land uses and boundary features	Village Hall car park to the east, nursing home and Christ Church to the south, residential to the west, open fields to the north. The north of the site is bounded by hedgerows.
Local highway capacity/ constraints	<p>Access is not currently suitable, but could easily be made so at the proposed development scale.</p> <p>The site promoter has indicated two potential points of access into the site via Tilstock Close, or from existing access from Tilstock Lane (B5476). It is considered the access at Tilstock Close is constrained and would not be therefore preferred as a primary access. There has been concern expressed over the deliverability of achieving a suitable access from the B5476 because the access is not in the ownership of the site owner.</p>
Other critical infrastructure constraints¹	None identified through the Place Plan yet. Drainage is a key local concern expressed by the Parish Council.
Inherent landscape character²	<p>Site is of medium / low sensitivity and has high to medium capacity for new housing.</p> <p>Development should be low density and of similar character to adjacent residential developments</p>
Planning history or designations	n/a
Land ownership, land agreements and delivery statements	Site is being actively promoted on behalf of landowners by planning agent. Outstanding concerns over access arrangements off Tilstock Lane due to ownership constraints.
Access to services/employment areas	Site is centrally located in Tilstock; within close proximity to Primary School, vicarage and bowling green. Also within easy walking distance of Public House (The Horseshoe). There is no convenience shop in the village.
Other constraints	Compact site, with less potential for land dedicated to on-site community benefit.
General site related benefits	The site could 'round off' this area of the village with low density development suitable for its surroundings. Its central location means it is within easy walking distance of the existing facilities in the village. Hedgerow to the northern boundary provides a defined boundary to the site.

Tilstock: Submission

Transport and Highways related benefits	Central location will encourage pedestrian access to existing facilities.
Strategic fit	Development of 13 dwellings on the site could contribute to the total requirement for the Whitchurch Rural PC up to 2026.
Other relevant information	Site promoter has provided indicative layout, design considerations (materials and architecture) and proposed landscaping features.

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments
Biodiversity	Potential bats on site (trees), potential great crested newt (pond within 100m), potential reptiles. Phase 1 habitat survey required
Trees	No tree constraints
Environmental Health	No comments
Drainage: Watercourse flooding	No concern raised
Drainage: Surface water flooding	No concern raised
Drainage: Groundwater flooding	Greater than 75% of site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments
Environment Agency	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately

Community consultation response	At Revised Preferred Options stage in 2013 there were 42 responses to the proposed inclusion of this site. A significant majority (90%) supported the proposed allocation of land to the north of Tilstock Lane (TIL002) for 13 dwellings, whilst only 10% disagreed. Of those supporting the site it was argued this site would cause the least disruption and would make the best use of the existing access to the village hall. Other responses highlighted that the development is on the right side of the village not to exacerbate the drainage concerns, and that there would be financial benefits to the village hall, although conversely a further comment argued the increased traffic flow of a new residential development would adversely impact on this area.
Statutory bodies responses to date	n/a

Site Assessment Summary

Tilstock: Submission

At the Preferred Options stage this site was identified as a potential housing option but not as a preferred housing site. This reflected the largely positive site assessment, but acknowledged there was concern including over vehicular access arrangements. In light of feedback from the public and the site promoter in 2012 it is now appropriate to re-assess the site.

The stage 2a (sustainability appraisal) assessment scores this site positively for access to both a local bus service and primary school. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. Around 60% of the site is within grade 2 agricultural land. Overall the site is considered to have average sustainability.

The stage 2b assessment has raised some concern over access issues. The proposed design layout indicates two potential points of access, off Tilstock Close and off Tilstock Lane. The access off Tilstock Close is considered to be constrained and not appropriate for the proposed 13 dwellings. Access off Tilstock Lane is preferred, but the Council are aware that this access is in another person's ownership and therefore potentially undeliverable. Whilst this issue remains outstanding, there is an assumption should the preferred site at the Vicarage (TIL001) be granted planning approval, this issue will be capable of being resolved.

The landscape sensitivity of the site is considered to be medium/low, although it is considered that design would need to have due regard to surrounding properties on Tilstock Close and Christ Church. The site is well contained, and the north of the site is bounded by hedgerows which gives the site a defined barrier. However, the site's confined nature is considered to offer less potential for on-site community benefit associated with the site.

Overall, the site is considered to be well contained, broadly sustainable and offers a potential development scale suitable to the growth aspirations of the village. It is believed the issues over vehicular access can be resolved during the early part of the plan period. The most significant change since the 2012 consultation was the view from Whitchurch Rural Parish Council who expressed a desire to see this site be identified as a Preferred Option in addition to TIL001 and TIL008. Given these considerations, it is now considered to prefer this site for around 13 dwellings.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes – for around 13 dwellings with a vehicular access off Tilstock Lane
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Tilstock: Submission

Site Ref: TIL005		Site Name: Land at Brook Farm
Size (ha)	0.39	
Indicative capacity	10-12	
General location	Site is located adjacent to promoted site TIL001 to the east; Brook Farm and the Wem Road to the west; Church Close to the north and open 'countryside' to the south.	
Brownfield or Greenfield	Greenfield	
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a	
Current use	Agricultural	
Topography	Relatively flat	
Adjoining land uses and boundary features	Open fields to the east and south; Brook Farm Buildings and B5476 to the West; Church Farm to the north.	
Local highway capacity/ constraints	Access not considered suitable, but could be made to be through development scale proposed	
Other critical infrastructure constraints¹	None identified through the Place Plan yet. Drainage is a key local concern expressed by the Parish Council.	
Inherent landscape character²	<p>No landscape character assessment carried out in North Shropshire Landscape Sensitivity Assessment.</p> <p>Broadly, the site is located directly adjacent to existing agricultural development and it is not considered development on the site would impact on the landscape character. However, it is considered the site could have potential impact on visually from the recent development at Church Farm.</p>	
Planning history or designations	n/a	
Land ownership, land agreements and delivery statements	Site is being promoted by landowner. Considered available if required.	
Access to services/employment areas	The site is centrally located and within easy walking distance of all the main village facilities.	
Other constraints	n/a	
General site related benefits	Site could form part of a larger site with TIL001 if required.	
Transport and Highways related benefits	None identified	
Strategic fit	Site is of a scale suitable to the growth aspirations of the village	
Other relevant information	n/a	

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments
Biodiversity	<p>Potential for bats and reptiles on site</p> <p>Phase1 habitat survey required</p> <p>Potential for environmental network enhancements</p>

Tilstock: Submission

Trees	Limited tree constraints
Environmental Health	No comments
Drainage: Watercourse flooding	No significant issues raised
Drainage: Surface water flooding	No significant issues raised
Drainage: Groundwater flooding	Greater than 75% of site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments
Environment Agency	No comments

Community consultation response	No comments
Statutory bodies responses to date	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. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. The site is within grade 3 agricultural land. Overall the site is considered to have average / high sustainability.

The stage 2b assessment considers the site to have potential to create a suitable access, although there is uncertainty about how this can be achieved. The most appropriate access point for this site as a stand-alone site is via Wem Road, or if combined with TIL001 the access could be achieved off Tilstock Lane. There is some potential for development in this location to have negative visual and amenity impact.

Overall, whilst the site is considered realistic, it is not preferred due to the potential uncertainty over access and that it is not considered this land is required as part of TIL001 given the overall growth aspirations for the village.

Conclusion

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	No
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Tilstock: Submission

Site Ref: TIL007	Site Name: Land at Windrush
Size (ha)	0.45
Indicative capacity	6-9
General location	Site is partly within and partly directly adjacent to the western edge of the village development boundary. Maltkin Road and Tilstock House form the eastern edge of the site.
Brownfield or Greenfield	Greenfield / brownfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	n/a
Current use	Site is currently partly used as residential property (Windrush) and partly as adjoining unused land.
Topography	Relatively flat
Adjoining land uses and boundary features	Residential development adjoins the site to the north and east; Maltkin Lane to the south and open countryside to the west.
Local highway capacity/ constraints	Access considered suitable
Other critical infrastructure constraints¹	None identified through the Place Plan yet. Drainage is a key local concern expressed by the Parish Council.
Inherent landscape character²	Land not accessed in the North Shropshire Landscape Assessment, but given the location of the site and the buffering the existing development allows, it is considered the site has capacity for residential development.
Planning history or designations	n/a
Land ownership, land agreements and delivery statements	Land considered available.
Access to services/employment areas	The site is centrally located and within easy walking distance of all the main village facilities.
Other constraints	Uncertain about whether the existing development at Windrush will remain. Impacts on development scale.
General site related benefits	Partly within the development boundary.
Transport and Highways related benefits	None identified
Strategic fit	Site is of a realistic scale for the overall growth aspirations of the village
Other relevant information	Promotional letter from planning agent

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	No comments
Biodiversity	Water vole, reptile, great crested newts and bats potentially present on site Phase 1 habitat survey required Potential for environmental network enhancements
Trees	No tree constraints
Environmental	No comments

Tilstock: Submission

Health	
Drainage: Watercourse flooding	No significant issues raised
Drainage: Surface water flooding	No significant issues raised
Drainage: Groundwater flooding	Greater than 75% of site susceptible to groundwater flooding
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments
Environment Agency	No comments

Community consultation response	n/a
Statutory bodies responses to date	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. The site scores negatively for access to all five recreation facilities, although it is acknowledged that Tilstock does not contain any of the identified facilities. The site is not considered to be at risk of flooding and the broad landscape assessment indicates low sensitivity. The site is within grade 3 agricultural land. Overall the site is considered to have average / high sustainability.

The stage 2b assessment indicates that access into the site is broadly acceptable and that there is sufficient landscape capacity to accommodate residential development. However, it is uncertain as to the developable area of the site as there is existing development on site. More information on this is required. The existing area outside the development boundary only represents 0.14ha and is therefore considered too small to allocate in its own right.

Overall, the site is considered to be realistic for small scale development, and potentially as windfall development within the development boundary. However, the site is small and constrained and is therefore not considered to offer any opportunity for on-site community benefit. This site is therefore not recommended for allocation.

Conclusion

Potential windfall site	Yes – on part of site within the development boundary
Realistic site	Yes

Recommendation

Preferred option	No
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Tilstock: Submission

Site Ref: TIL008sd	Site Name: adj. Russell House Tilstock Lane
Size (ha)	0.6
Indicative capacity	18
General location	The site is located to the west of Tilstock, to the south of Tilstock Lane.
Brownfield or Greenfield	Greenfield
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	Mineral Safeguarding Area
Current use	Agriculture
Topography	Flat
Adjoining land uses and boundary features	Residential development to the north and west, with agricultural land to the south and east.
Local highway capacity/ constraints	Access acceptable (subject to design & safety criteria), although there is a need to improve pedestrian facilities into village
Other critical infrastructure constraints¹	N/A
Inherent landscape character²	Site not assessed in North Shropshire Landscape Study. Officer appraisal has considered the site as having low landscape sensitivity in stage 2a assessment.
Planning history or designations	N/A
Land ownership, land agreements and delivery statements	Promoted by landowner
Access to services/employment areas	The site is approx. 300m from the School and other services.
Other constraints	N/A
General site related benefits	N/A
Strategic fit	The site would offer a suitably sized development adjacent to the current development boundary. The site promoter has identified the potential to use an existing building on site for a community use. The site could contribute appropriately to the identified growth aspiration of the village.
Other relevant information	N/A

Comments from internal consultees	
Heritage	No Comments
Biodiversity	The following surveys will be needed before development could commence; <ul style="list-style-type: none"> ▪ Extended Phase 1 ▪ Bats ▪ Great Crested Newts
Trees	Trees & hedgerows will be a minor constraint.
Public Protection	No comments for this site

Tilstock: Submission

Drainage: Watercourse flooding	No significant issues identified
Drainage: Surface water flooding	Around 3% of the site is susceptible to surface water flooding.
Drainage: Groundwater flooding	More than 75% of the site is susceptible
Drainage: Suitability for SUDS	Infiltration or attenuation depending on site characteristics, and not in any SPZ
Countryside	No comments for this site
Environment Agency comments	Additional up-to-date information regarding the potential risk of flooding on this site can be found in the Strategic Flood Risk Assessment (2014) prepared by Halcrow. This indicates the risk of flooding from this site is low or can be managed appropriately
Community consultation response	Whitchurch Rural Parish Council supported the inclusion of this site in the following the preferred options consultation in 2012. Further to this feedback from the Revised Preferred Options consultation in 2013 33 of the 43 responses supported the site's inclusion (77%). Some concern was expressed at this stage regarding the impact upon drainage and local amenity. Site promotional material has suggested a potential community use for an existing garage on the site. A shop or 'start up' offices have been identified as potential end uses depending on the needs of the village.
Statutory bodies responses to date	

Site Assessment Summary

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

The stage 2b assessment has indicated that a vehicular access could be achieved, although there is some need to improve pedestrian access into the village. It is considered the site has visual and landscape capacity for housing. A large number of community consultation responses have highlighted concerns over existing drainage capacity in Tistock and the impact more development would have on this issue. External consultee comments from Severn Trent Water however have confirmed that the village does have capacity for the scale of development proposed. It is considered the surface water and groundwater flooding levels identified indicate the site has capacity for development. The Parish Council supported the inclusion of this site in the 2012 and 2013 consultations. The site offers the opportunity to re-use an existing garage for community benefit.

Conclusion

The site is considered to offer a sustainable and natural extension to the village of an appropriate scale. The development would enhance its sustainability credentials through the re-use of the garage on-site for community benefit. The site was considered as a potential option in 2012, as the overall scale of growth for the village was yet to be determined.

Tilstock: Submission

Following Parish Council support it is now considered suitable to identify as a preferred housing allocations for around 12 dwellings and associated community benefits.

Potential windfall site	No
Realistic site	Yes

Recommendation

Preferred option	Yes – for around 12 dwellings plus associated community benefits with the re-use of the existing garage, to be identified in line with community aspirations and priorities.
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Notes

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