

**Site Assessments:
Shifnal Place Plan Area**

Published November 2018

Site Assessments for Shifnal:

Shifnal has been identified as a Key Centre within the Local Plan Review.

Stage 1: Site Assessment

Stage 1 of the site assessment process was undertaken within the Strategic Land Availability Assessment (SLAA) available on the Shropshire Council website at:

<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-partial-review-2016-2036/evidence-base/>

This stage of assessment consisted of a strategic screen and review of sites. It will inform Stages 2 and 3 of the Site Assessment Process.

Stage 2: Site Assessment

Stage 2 of the site assessment process represents a detailed screen of sites.

This screening exercise was informed by consideration of a sites availability, size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.

Specifically, in Strategic, Principal and Key Centres, sites will not proceed to Stage 2 of the site assessment process where:

1. There is uncertainty about whether the site is available for development (residential and/or employment).
2. The site is less than 0.5ha in size (unless there is potential for allocation as part of a wider site).
3. The strategic assessment of the site has identified a significant physical*, heritage** and/or environmental** constraint identified within the strategic assessment of sites undertaken within the SLAA.

Where a site meets one or more of these criteria, the relevant criteria will be highlighted in the table.

*Significant physical constraints:

1. The majority of the site is located within flood zones 2 and/or 3.
2. The site can only be accessed through flood zones 2 and/or 3.
3. The majority of the site contains an identified open space.
4. The site can only be accessed through an identified open space.
5. The topography of the site is such that development could not occur (apply cautiously).
6. The site is separated from the built form of the settlement (unless the land separating the site from the built form is also promoted and will progress through this screening).
7. The site is landlocked/does not have a road frontage (unless another promoted site will progress through this screening and could provide the site a road frontage for this site).
8. The site is more closely associated with the built form of an alternative settlement.

**Significant environmental/heritage constraints:

1. The majority of the site has been identified as a heritage/environmental asset.

Stage 3: Site Assessment

Stage 3 of the site assessment process involved a more detailed review of sites and selection of preferred site allocation. This stage was informed by:

- Assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers.
- Commissioned evidence base studies, including a Landscape and Visual Sensitivity Study; Strategic Flood Risk Assessment; and Green Belt Review.
- A Sustainability Appraisal.
- A Habitats Regulations Assessment.
- Consideration of infrastructure requirements and opportunities.
- Other strategic considerations and professional judgement.

Stage 2 Site Assessments:

Site Assessment - Stage 2

Site Reference:	P10
Site Address:	Land north of Priorslee Road and south of Haughton Road, west of Shifnal
Settlement:	Shifnal
Site Size (Ha):	95.21
Indicative Capacity (Dwellings):	2856
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A very large and irregularly shaped site consisting of a significant number of agricultural fields; a leisure park focused on a number of large ponds used for fishing; and Wesley Brook and its environs. The site is located to the west of Shifnal.
Surrounding Character:	Character to the north, south and west is predominantly agricultural, although there is a motel to the west of the site. Character to the east is predominantly residential. The site wraps around Haughton Hall which is a hotel and event/conference centre.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	As the sites availability for either residential and/or employment development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Conclusion:	
Size:	
Strategic Suitability**:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. A portion of the site is located in flood zones 2 and/or 3. The remaining area of the site may still have potential.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	P14
Site Address:	Land north of Shifnal Industrial Estate, Shifnal
Settlement:	Shifnal
Site Size (Ha):	9.44
Indicative Capacity (Dwellings):	283
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	A large irregularly shaped site, consisting of agricultural fields.
Surrounding Character:	Character to north and east is predominantly agricultural. Character to the south is predominantly commercial. Character to the west is a mix of agricultural and education.
Suitability Information:	
<i>Residential:</i>	Not assessed
<i>(from SLAA)</i>	
<i>Employment:</i>	Not assessed
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for either residential and/or employment development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Size:	
Strategic Suitability**:	The site was identified following the conclusion of the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	P15a
Site Address:	Land at Lamledge Lane, Shifnal
Settlement:	Shifnal
Site Size (Ha):	18.00
Indicative Capacity (Dwellings):	540
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of a series of agricultural fields. It is located within the Green Belt between land safeguarded for future development to the west; Lamledge Lane to the east and south; and the railway line to the north.
Surrounding Character:	Character to the east and west is predominantly agricultural, although land to the west has been safeguarded for future development. Character to the north is a mix of commercial and education, beyond which it is agricultural. Character to the south is a mix of agricultural and leisure, consisting of agricultural fields and two large fishing ponds.
Suitability Information:	
<i>Residential:</i>	Not Suitable
<i>(from SLAA)</i>	
<i>Employment:</i>	Not Suitable
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	As the sites availability for either residential and/or employment development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Size:	
Strategic Suitability**:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	P15b
<i>Site Address:</i>	Land between Hinnington Road, Lamledge Lane and the A464, Shifnal
<i>Settlement:</i>	Shifnal
<i>Site Size (Ha):</i>	18.80
<i>Indicative Capacity (Dwellings):</i>	564
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	An irregularly shaped site consisting of a series of agricultural fields. It is located to the east of Shifnal within the Green Belt.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural. However to the south is a large rural residential dwelling and associated buildings on a large plot, a reservoir and several small ponds. To the north are two large fishing ponds. The site is also in proximity of other dwellings.
<i>Suitability Information: Residential:</i> <i>(from SLAA)</i>	Not Suitable
<i>Employment:</i>	Not Suitable
<i>Availability Information*:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	As the sites availability for either residential and/or employment development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Conclusion:	
Size:	
Strategic Suitability**:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	P16
<i>Site Address:</i>	Land at Lodgehill Farm, Shifnal
<i>Settlement:</i>	Shifnal
<i>Site Size (Ha):</i>	25.17
<i>Indicative Capacity (Dwellings):</i>	755
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A large irregularly shaped site consisting of a series of agricultural fields separated from the built form of the settlement by an adjacent agricultural field to the north of the site. The western boundary of the site is defined by Wesley Brook.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural. However houses along Park Lane are located to the north east of the site.
<i>Suitability Information: Residential:</i> <i>(from SLAA)</i>	Not Suitable
<i>Employment:</i>	Not Suitable
<i>Availability Information*:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	As the sites availability for either residential and/or employment development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Conclusion:	
Size:	
Strategic Suitability**:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	P17a
<i>Site Address:</i>	Land south of Priorslee Road and north of the railway line, Shifnal
<i>Settlement:</i>	Shifnal
<i>Site Size (Ha):</i>	34.00
<i>Indicative Capacity (Dwellings):</i>	1020
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A linear site consisting of a large number of agricultural fields, which projects out into the countryside from Shifnal.
<i>Surrounding Character:</i>	Character to the north, west and south is predominantly agricultural. Character to the east and south east is predominantly residential.
<i>Suitability Information: Residential:</i>	Not Suitable
<i>(from SLAA) Employment:</i>	Not Suitable
<i>Availability Information*:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	As the sites availability for either residential and/or employment development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Conclusion:	
Size:	
Strategic Suitability**:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. Two elements of the site contain identified outdoor sports facilities. The remaining area of the site may still have potential.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	P17b
<i>Site Address:</i>	Land at Custard Castle, Shifnal
<i>Settlement:</i>	Shifnal
<i>Site Size (Ha):</i>	30.14
<i>Indicative Capacity (Dwellings):</i>	904
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of three agricultural fields located to the north of Shaw Lane and south of the railway line.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural. However there are several rural dwellings/farmhouses on large plots in proximity of the site, including Custard Castle which is surrounded by the site.
<i>Suitability Information: Residential:</i>	Not Suitable
<i>(from SLAA) Employment:</i>	Not Suitable
<i>Availability Information*:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	As the sites availability for either residential and/or employment development is unknown, the site will not be considered for allocation within the next stage of the process. However there is a need to consider the potential to safeguard land that is currently within the Green Belt for future allocation. As in the long term the availability of a site can change, it may therefore be appropriate to consider for future safeguarding.
Conclusion:	
Size:	
Strategic Suitability**:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF004
Site Address:	Land to the rear of Jaspers, Shrewsbury Road
Settlement:	Shifnal
Site Size (Ha):	0.11
Indicative Capacity (Dwellings):	5
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	Car park to the rear of a Jaspers restaurant/public house.
Surrounding Character:	The site is surrounded by residential and retail / food and drink uses together with some office uses.
Suitability Information: Residential: (from SLAA)	Currently Suitable
Employment:	Currently Suitable
Availability Information*:	Not Currently Available - Likely to become so
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).
Strategic Suitability**:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
 **Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF005
Site Address:	Shifnal W.M. Club and land at 77 Aston Road
Settlement:	Shifnal
Site Size (Ha):	0.08
Indicative Capacity (Dwellings):	5
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	The site comprises a series of red brick buildings and hardstanding/parking alongside the road. The building is in use as a chartered accountants, but was previously a working men's club.
Surrounding Character:	The surrounding area is predominantly residential, however there is a nearby employment estate and public house.
Suitability Information:	
<i>Residential:</i>	Currently Suitable
<i>(from SLAA)</i>	
<i>Employment:</i>	Currently Suitable
Availability Information*:	Availability Unknown
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability*:	As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
Size:	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).
Strategic Suitability**:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF007
<i>Site Address:</i>	Stanton Hill Farm
<i>Settlement:</i>	Shifnal
<i>Site Size (Ha):</i>	0.79
<i>Indicative Capacity (Dwellings):</i>	24
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A range of farm buildings which are in variable states of dereliction. The site is located within the Green Belt and is divorced from the settlement of Shifnal and any development would not therefore classed as rural development.
<i>Surrounding Character:</i>	The site is located within the open countryside. Surrounding land uses are primarily agricultural although there is a single dwelling on an nearby plot.
<i>Suitability Information: Residential:</i> <i>(from SLAA)</i>	Not Suitable
<i>Employment:</i>	Not Suitable
<i>Availability Information*:</i>	Availability Unknown
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
Conclusion:	
Size:	
Strategic Suitability**:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF009
<i>Site Address:</i>	Shifnal War Memorial Club, Shifnal
<i>Settlement:</i>	Shifnal
<i>Site Size (Ha):</i>	0.29
<i>Indicative Capacity (Dwellings):</i>	9
<i>Type of Site:</i>	Brownfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of the Shifnal War Memorial Club and associated car parking.
<i>Surrounding Character:</i>	Uses surrounding the site are primarily residential and open countryside.
<i>Suitability Information: Residential:</i> <i>(from SLAA)</i>	Currently Suitable
<i>Employment:</i>	Currently Suitable
<i>Availability Information*:</i>	Not Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	As the sites availability for either residential and/or employment development is unknown the site will not proceed to the next stage of the site assessment process.
Conclusion: Size:	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).
Strategic Suitability**:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF013
<i>Site Address:</i>	Land north of Meadow Drive, Shifnal
<i>Settlement:</i>	Shifnal
<i>Site Size (Ha):</i>	3.87
<i>Indicative Capacity (Dwellings):</i>	116
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A small rectangular agricultural field located between the northern edge of Shifnal and the M54. The site has been safeguarded for future development in Shifnal.
<i>Surrounding Character:</i>	The land character to the south is predominantly residential. Land to the north is characterised by the M54 and its cutting, beyond this the land is agricultural in character. Land to the east is predominantly agricultural. Land to the west is currently being developed for residential development.
<i>Suitability Information: Residential:</i>	Not Currently Suitable but Future Potential
<i>(from SLAA) Employment:</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF015
Site Address:	Land at Beech House, Wolverhampton Road, Shifnal
Settlement:	Shifnal
Site Size (Ha):	1.39
Indicative Capacity (Dwellings):	42
Type of Site:	Mixed
If mixed, percentage brownfield:	10%
General Description:	The site consists of a large dwelling, associated outbuildings and its extensive curtilage.
Surrounding Character:	To the north, south and east the character is predominantly agricultural. Land to the west has been granted consent (and development has started) for residential development.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Currently Suitable but Future Potential
Employment:	Not Currently Suitable but Future Potential
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF016
Site Address:	St Peter's Youth Club, Bridgnorth Road, Shifnal
Settlement:	Shifnal
Site Size (Ha):	0.41
Indicative Capacity (Dwellings):	12
Type of Site:	Mixed
If mixed, percentage brownfield:	Approx 25%
General Description:	The site consists of St Peter's Youth Club and its curtilage.
Surrounding Character:	Character to the north, east and south is predominantly residential. Character to the west is agricultural.
Suitability Information: Residential: <i>(from SLAA)</i>	Currently Suitable
Employment:	Currently Suitable
Availability Information*:	Not Currently Available - Likely to become so
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. However, the site is adjacent to other promoted sites with a combined site area of greater than 0.5ha (and the other site is considered available and the strategic assessment has not identified a significant constraint).
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF017
Site Address:	Lodge Hill, South West of Shifnal
Settlement:	Shifnal
Site Size (Ha):	35.73
Indicative Capacity (Dwellings):	1072
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Large greenfield site to the south west of Shifnal. The site consists of a series of agricultural fields that lie adjacent to the south western development boundary of Shifnal. The site is divided into three components by the A4169 and Wesley Brook (and associated environs). The site is located in the Green Belt.
Surrounding Character:	To the north west; south west and south east are agricultural fields. To the north east are residential dwellings within the settlement of Shifnal.
Suitability Information:	
<i>Residential:</i>	Not Suitable
<i>(from SLAA)</i>	
<i>Employment:</i>	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion:	
Size:	
Strategic Suitability**:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. A portion of the site is located in flood zones 2 and/or 3. The remaining area of the site may still have potential.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF018a
<i>Site Address:</i>	Land to the South of Stanton Road, East of Shifnal
<i>Settlement:</i>	Shifnal
<i>Site Size (Ha):</i>	4.47
<i>Indicative Capacity (Dwellings):</i>	134
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	An agricultural field to the south of Stanton Road. The site lies within the Green Belt to the east of land subject to Planning Permission for mixed use development (predominantly residential) on the east of Shifnal.
<i>Surrounding Character:</i>	To the north of the site is Stanton Road, beyond which are agricultural fields. To the east of the site are agricultural fields. To the south of the site is a wooded area beyond which is an employment and educational area. To the west of the site is an area being developed for a mix of uses (predominantly residential).
<i>Suitability Information: Residential:</i> <i>(from SLAA) Employment:</i>	Not Suitable Not Suitable
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF018b
<i>Site Address:</i>	Land to the East of Shifnal Industrial Estate
<i>Settlement:</i>	Shifnal
<i>Site Size (Ha):</i>	14.47
<i>Indicative Capacity (Dwellings):</i>	434
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site comprises two agricultural fields to the east of Shifnal Industrial Estate; south of Stanton Road and north of the railway line.
<i>Surrounding Character:</i>	Surrounding land uses are predominantly agricultural, excluding the industrial estate and education facility to the west.
<i>Suitability Information: Residential:</i>	Not Suitable
<i>(from SLAA) Employment:</i>	Not Suitable
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF018c
<i>Site Address:</i>	Land to the North East of Shifnal
<i>Settlement:</i>	Shifnal
<i>Site Size (Ha):</i>	79.50
<i>Indicative Capacity (Dwellings):</i>	2385
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Large site to the north east of Shifnal. The site consists of a number of fields in agricultural use and a number of wooded areas. The site is defined by Coppice Green Lane to the west; the M54 to the north; Upton Lane to the east; and Stanton Road to the south.
<i>Surrounding Character:</i>	Land to the east, south and north (beyond the M54) is agricultural. Land to the west is predominantly open space, however there is an area of land to the north west which is currently being built out as residential development.
<i>Suitability Information: Residential:</i> <i>(from SLAA)</i>	Not Suitable
<i>Employment:</i>	Not Suitable
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion:	
Size:	
Strategic Suitability**:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF018d
Site Address:	Land to the East of Shifnal
Settlement:	Shifnal
Site Size (Ha):	25.16
Indicative Capacity (Dwellings):	755
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site comprises three agricultural fields to the east of Shifnal.
Surrounding Character:	Surrounding land uses are predominantly agricultural.
Suitability Information: Residential: (from SLAA)	Not assessed
Employment:	Not assessed
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	The site was promoted following the conclusion of the SLAA.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF019
<i>Site Address:</i>	Land south of the A464, Shifnal
<i>Settlement:</i>	Shifnal
<i>Site Size (Ha):</i>	9.90
<i>Indicative Capacity (Dwellings):</i>	297
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	A large agricultural field to the south-east of Shifnal. The site is located to the south of the A464, but is detached from the existing built form of Shifnal.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural. There is a single dwelling to the north west of the site.
<i>Suitability Information: Residential:</i>	Not Suitable
<i>(from SLAA) Employment:</i>	Not Suitable
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion:	
Size:	
Strategic Suitability**:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
 **Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF021
Site Address:	West of Lamledge Lane and Shifnal College and North of Shifnal Industrial Estate
Settlement:	Shifnal
Site Size (Ha):	0.18
Indicative Capacity (Dwellings):	6
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Part of an agricultural field to the west and north of Lamledge Lane and Shifnal Industrial Estate. The western portion of the site is part of an existing employment allocation. Land to the west and north has Planning Permission for a mixed residential and care home scheme.
Surrounding Character:	Land to the west and north is predominantly agricultural however much of it is a current employment allocation with Planning Permission for a mixed residential and care home scheme. Lane to the south and east predominantly consists of employment and education uses.
Suitability Information: Residential: <i>(from SLAA)</i>	Currently Suitable
Employment:	Currently Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).
Strategic Suitability**:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF022
<i>Site Address:</i>	Land to the North-East of Wolverhampton Road, Shifnal
<i>Settlement:</i>	Shifnal
<i>Site Size (Ha):</i>	1.74
<i>Indicative Capacity (Dwellings):</i>	52
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Agricultural field to the south east of Shifnal.
<i>Surrounding Character:</i>	Surrounding character is predominantly agricultural to the south west, south east and north east of the site. Character to the north and north west is residential as the adjacent land has been granted consent for residential development and is currently being built out.
<i>Suitability Information: Residential:</i>	Not Currently Suitable but Future Potential
<i>(from SLAA) Employment:</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF023
<i>Site Address:</i>	Land North of Wolverhampton Road and South of the Railway Line and Lamledge Lane, Shifnal
<i>Settlement:</i>	Shifnal
<i>Site Size (Ha):</i>	13.99
<i>Indicative Capacity (Dwellings):</i>	420
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Large area of land located between Wolverhampton Road (to the south) and the Railway line and Lamledge Lane (to the north). The site consists of three agricultural fields and a wooded area located to the south east of Shifnal.
<i>Surrounding Character:</i>	Land to the east is predominantly agricultural. Land to the south is a mix of agricultural and residential (residential development site to the south west). Land to the west is a mix of agricultural and residential (series of residential development sites). Land to the north is a mix of employment and education.
<i>Suitability Information: Residential:</i>	Not Currently Suitable but Future Potential
<i>(from SLAA) Employment:</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF024
Site Address:	Land located to the south of Junction 4 of the M54
Settlement:	Shifnal
Site Size (Ha):	32.75
Indicative Capacity (Dwellings):	983
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Large site located to the south of Junction 4 on the M54. The site consists of five agricultural fields and a wooded area.
Surrounding Character:	Land to the south and east of the site is predominantly agricultural. Land to the west consists of a mixed use employment area. Land to the north includes a motorway service station and agricultural fields.
Suitability Information: Residential: <i>(from SLAA)</i>	Not Suitable
Employment:	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion:	
Size:	
Strategic Suitability**:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is more closely associated with the settlement of Telford.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF025
Site Address:	Wesley Brook, Patons land
Settlement:	Shifnal
Site Size (Ha):	0.16
Indicative Capacity (Dwellings):	5
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Small vacant greenfield site - formerly wooded now scrubland, to the rear of the medical centre and a block of flats. Access to the site would need to be through the car park access/cark park associated with the block of flats.
Surrounding Character:	To the south of the site is a medical centre and heavily treed area. To the north of the site are residential gardens. To the east of the site is a block of apartments and associated car park. To the west of the site are residential dwellings.
Suitability Information: Residential: (from SLAA)	Not Suitable
Employment:	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).
Strategic Suitability**:	The majority of the site is located within flood zones 2 and/or 3. In isolation, the site appears to be landlocked and does not appear to have a road frontage. The ability to provide an access through adjacent land is unclear.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF026
Site Address:	Land adjacent to Upton Lodge, east of Park Lane and west of Upton Lane
Settlement:	Shifnal
Site Size (Ha):	2.58
Indicative Capacity (Dwellings):	77
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	Agricultural field located adjacent to Upton Lodge, between Park Lane and Upton Lane.
Surrounding Character:	Surrounding character is predominantly agricultural apart from the small group of dwellings around Upton Lodge.
Suitability Information: Residential: (from SLAA)	Not Suitable
Employment:	Not Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion:	
Size:	
Strategic Suitability**:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites. The site is remote from the built form of the settlement, separated by land that has not been promoted for consideration.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF027
Site Address:	Garage off Bradford Street, Shifnal
Settlement:	Shifnal
Site Size (Ha):	0.23
Indicative Capacity (Dwellings):	7
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	Garage and car showroom within Shifnal town centre.
Surrounding Character:	The surrounding character is a mix of retail and residential.
Suitability Information:	
<i>Residential:</i>	Currently Suitable
<i>(from SLAA)</i>	
<i>Employment:</i>	Currently Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Conclusion:	
Availability*:	
Size:	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).
Strategic Suitability**:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF028
Site Address:	27 Shrewsbury Road, adjacent to St Mary's Church, Shifnal
Settlement:	Shifnal
Site Size (Ha):	0.18
Indicative Capacity (Dwellings):	5
Type of Site:	Brownfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of an attractive sandstone building fronting onto Shrewsbury Road, a series of other buildings to the rear and an outdoor grassed area.
Surrounding Character:	Surrounding uses include St Mary's Church, and residential dwellings.
Suitability Information: Residential: (from SLAA)	Currently Suitable
Employment:	Currently Suitable
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).
Strategic Suitability**:	
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF029
<i>Site Address:</i>	Land north of the Uplands, Shifnal
<i>Settlement:</i>	Shifnal
<i>Site Size (Ha):</i>	2.45
<i>Indicative Capacity (Dwellings):</i>	74
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	Area of scrubland to the south east of Shifnal. The site has been safeguarded for future development.
<i>Surrounding Character:</i>	Character to the north is residential (adjacent site is currently under development for residential dwellings). Character to the south, east and west is predominantly agricultural.
<i>Suitability Information: Residential:</i>	Not Currently Suitable but Future Potential
<i>(from SLAA) Employment:</i>	Not Currently Suitable but Future Potential
<i>Availability Information*:</i>	Not Currently Available - Likely to become so
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF032
<i>Site Address:</i>	Land off Coppice Green, Shifnal
<i>Settlement:</i>	Shifnal
<i>Site Size (Ha):</i>	2.84
<i>Indicative Capacity (Dwellings):</i>	85
<i>Type of Site:</i>	Greenfield
<i>If mixed, percentage brownfield:</i>	N/A
<i>General Description:</i>	The site consists of a linear agricultural field located to the east of Shifnal.
<i>Surrounding Character:</i>	Character to the west is predominantly outdoor sports facilities beyond which is Idsall School. Character to the east is predominantly agricultural. Character to the north is a mix of agricultural and residential. Character to the south is primarily agricultural, although there are also some rural dwellings.
<i>Suitability Information: Residential:</i>	Not Suitable
<i>(from SLAA) Employment:</i>	Not Suitable
<i>Availability Information*:</i>	Currently Available
<i>Achievability/Viability Information:</i>	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	
Strategic Suitability**:	The site is located in the Green Belt, however Shropshire Council is currently undertaking a Local Plan Review, which will be informed by a Green Belt Assessment and Review. The Local Plan Review process will determine whether any sites should be removed from the Green Belt and therefore determine the long term potential of such sites.
Summary:	Considered within the next stage of the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.
**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Site Assessment - Stage 2

Site Reference:	SHF033
Site Address:	The Old Kitchen Garden, Coppice Green Lane, Shifnal
Settlement:	Shifnal
Site Size (Ha):	0.39
Indicative Capacity (Dwellings):	12
Type of Site:	Greenfield
If mixed, percentage brownfield:	N/A
General Description:	The site consists of an historic walled garden.
Surrounding Character:	Character to the west is predominantly open space. Character to the north is a mix of open space and agricultural. Character to the south is a mix of agricultural and woodland. Character to the east is a mix of residential and woodland.
Suitability Information: Residential: (from SLAA)	N/A
Employment:	N/A
Availability Information*:	Currently Available
Achievability/Viability Information:	Residential development is generally considered achievable and viable unless there are site specific issues evident. Employment development is generally considered achievable and viable where sites are specifically promoted for these uses. To confirm these conclusions, a viability assessment will be undertaken to inform the Local Plan Review.
Availability*:	
Conclusion: Size:	As the site is less than 0.5ha, it is not in isolation considered to be of sufficient size to allocate for either residential and/or employment development. Due to the size and location of the site it is not considered to have potential for allocation as part of a wider site (it is either not adjacent to another promoted site, or the other promoted site is not considered available and/or the strategic assessment has identified a significant constraint).
Strategic Suitability**:	The site was promoted following the conclusion of the SLAA.
Summary:	Removed from the site assessment process due to conclusions reached regarding the sites availability, size and/or suitability.

*A site is considered to be available for either residential and/or employment development where it has been actively promoted for residential or mixed use development during the preparation of the current Local Plan (Core Strategy and SAMDev Plan); during the most recent 'call for sites'; or during the ongoing Local Plan Review. It is also considered to be available where there has been a recent Planning Application for a relevant use on the site (whether successful or not); or where officers have particular knowledge about a sites availability.

**Commentary is provided about the sites strategic suitability where a site was rejected for either residential or employment development within the SLAA.

Stage 3 Site Assessments:

Site Assessment - Stage 3

Site Reference:	SHF013
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	9%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	9%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	12%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	This site is currently safeguarded for future development
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Via Meadow Drive
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Possible need to improve T-junction of Drayton Rd with B4379
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20
<i>Ecology Comments Significant Constraints:</i>	Reduction in no. of houses due to presence of woodland/Env. Network corridor.

<i>Ecology Comments Other Constraints:</i>	Site contains and is adjacent to Env. Network corridors. This will need to be retained and appropriately buffered. Requires botanical survey, ECLA and surveys for bats (trees and transects), GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but site is of a medium size, so may have some archaeological potential
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	TPO on belt of mature trees along road
<i>Tree Comments Other Constraints:</i>	mature trees / woodland to western end of site and abutting northern boundary along motorway
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and create 15m buffer with the woodland to the south and east
<i>Public Protection Comments Significant Constraints:</i>	The most northern part of the site would require levels of mitigation in relation to road noise which may not be possible as evidenced by the development to the east which was not able to comply with noise conditions specified for the site. As a result no residential development is considered suitable in the site where garden areas would be exposed to road noise.
<i>Public Protection Comments Other Constraints:</i>	Air quality will be impacted by emissions from vehicles on the M54.
<i>Public Protection Comments Management of Constraints:</i>	Assessment will be necessary to consider the air quality concerns and relevant mitigation proposed where available. It is not considered that it is easy for noise to be mitigated without significant mitigation which must be proved could be achieved prior to any future application being considered.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion (Residential):	Good
Sustainability Appraisal Conclusion (Employment):	Good

Strategic Considerations:	<p>This generally flat, smaller greenfield site (3.9ha) is situated on the northern edge of Shifnal adjacent to the embankment of the M54 motorway. The site also adjoins the B4379 Newport Road close to the under pass of the M54. The B4379 would require improvements to the T junction with Meadow Drive to provide vehicular access to the site. The enclosure of the site within the built form of the settlement reduces its landscape sensitivity whereas the larger parcel (east) has medium landscape and medium-high visual sensitivities. The site has no known flood risk (Flood Zone 1) but a nominal surface water flood risk in severe conditions. The site would require an Ecological Assessment, Arboricultural Assessment and Botanical Survey. The presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network. The presence of any priority habitat may reduce the developable area to permit the restoration and enhancement of the habitat. The trees and hedgerows should be retained or their removal will require compensatory planting in any design scheme. The mature trees to the north and the west are protected by a Tree Preservation Order. The site has no known heritage value but the scale and open character of the site suggest the need for a Heritage Assessment. The proximity to the M54 and B4379 indicate a potential noise nuisance within any development, requiring a design solution. The site has a Good sustainability rating because of the accessibility to many of Shifnal's recreational facilities which help to offset the potential effects of development on the environmental values of the site. The site lies in a Source Protection Zone encompassing Shifnal town.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>

Potential for Windfall?	<p>Yes</p>
Potential for Allocation?	<p>Yes</p>
Recommendation	<p>Land proposed for housing use</p>
Reasoning	<p>Site SHF013 has been safeguarded for future development for some time. The evidence of the developability of the site provides positive indications of the suitability and availability of the land although the site has environmental qualities worthy of protection. The site might be considered for a suitable housing scheme with a good quality contemporary design that would complete the built form of north Shifnal. This site is considered suitable for housing development and is currently being considered for exceptional housing development to meet the community's current need for affordable and low cost housing. This land is not suited to employment development because of the smaller size of the areas, close proximity to existing housing development and the sensitivities to landscape (medium-high) and visual (medium-high) impacts which are greater than for housing development.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	SHF015
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	This site is currently safeguarded for future development
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Onto A464
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Outside 30mph limit but this can be extended but will need traffic calming / gateway feature. Consideration should be given to a shared main road junction with other sites off the A464.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18
<i>Ecology Comments Significant Constraints:</i>	Reduction in no. of houses due to presence of GCNs. If priority habitats are present, development is not recommended.

<i>Ecology Comments</i> <i>Other Constraints:</i>	<p>The western boundary is Env. Network corridor and is covered by a TPO. There is woodland on the site. There is a pond adjacent to the south-western boundary. GCNs are likely to be present. A buffer of at least 50m around the pond is likely to be required, but this may be higher given the number of known GCN breeding ponds in the area. The site may contain priority grassland habitat - botanical survey required. If priority habitats are present then the site should not be developed.</p> <p>Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.</p>
<i>Ecology Comments</i> <i>Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	Opportunity to greatly increase habitat available and connectivity for GCNs.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site includes substantial unlisted historic building (?early C19) known as Beech House, which is considered to be a non-designated heritage asset. Any proposals which involve the demolition of this building would be resisted.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (Level 2 building assessment + impact on its settings).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	TPO on mature trees on site
<i>Tree Comments</i> <i>Other Constraints:</i>	mature trees and hedgerows around and within site
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments</i> <i>Opportunities:</i>	use good site layout and design to ensure significant trees are successfully incorporated into and add value to the development
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road to the north creating noise.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<i>Sustainability Appraisal Conclusion (Residential):</i>	Good
<i>Sustainability Appraisal Conclusion (Employment):</i>	Good

Strategic Considerations:	<p>This generally flat, small brownfield site (1.4ha) is situated on the south-eastern edge of Shifnal next to the current development by Redrow Homes. The site adjoins the A464 Wolverhampton Road offering vehicular access but requiring a new main road junction possibly shared with other sites, extension of the 30mph restricted zone, traffic calming measures and creation of a town gateway. The built character of the site reduces its landscape sensitivity whereas the larger parcel (east) has medium-low landscape and medium-high visual sensitivities. The site has no known flood risk (Flood Zone 1) but a nominal surface water flood risk in severe conditions. The site would require an Ecological Assessment, Arboricultural Assessment and Botanical Survey. The presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network. The presence of known priority habitat including grassland and ponds within and surrounding the site may reduce the developable area to permit the restoration and enhancement of this habitat. The mature hedgerows and trees within and around the site should be retained especially those protected by a Tree Preservation Order (west boundary). The removal of trees and hedgerows will require compensatory planting in any design scheme. The site is a non-designated heritage asset due to the presence of Beech House, requiring a Heritage Assessment. The proximity to the A464 indicates a potential noise nuisance within any development, requiring a design solution. The site has a Good sustainability rating reflecting its brownfield character, accessibility to recreational facilities and services which help to offset the environmental values of the site. The site lies in a Source Protection Zone encompassing Shifnal town.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>

Potential for Windfall?	No
Potential for Allocation?	No

Recommendation	<p>Remain as safeguarded land for future development</p>
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Reasoning	<p>Site SHF015 has been safeguarded for future development and the evidence of the developability of the site provides positive indications of the suitability and availability of the land although the site has environmental qualities worthy of protection. Although the site is better suited to housing use, the buildings on the site are worthy of protection and have a productive use and the surrounding open land has some environmental value. The evidence for developing this small area of safeguarded land is not sufficient to justify specifically allocating this land for housing use but it might from a suitable windfall site subject to an appropriate development proposal. This land is not suited to employment development because of the smaller size of the areas, close proximity to existing housing development and the sensitivities to landscape (medium) and visual (high) impacts which are greater than for housing development.</p>
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If proposed for Allocation, Potential Capacity:	
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If proposed for Allocation Design Requirements:	
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Site Assessment - Stage 3

Site Reference:	SHF016
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	4%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	This site is situated within the urban area of Shifnal
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A4169
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	groups of mature trees to north eastern and western corners of site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	use good site layout and design to ensure significant trees are successfully incorporated into and add value to the development
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the south creating noise.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to road.
<i>Public Protection Comments Opportunities:</i>	Club currently on site if demolished and site fully developed for housing would remove a potential noise source from within proximity of existing housing creating a betterment to the local noise environment.
Sustainability Appraisal Conclusion (Residential):	Fair
Sustainability Appraisal Conclusion (Employment):	Good

Strategic Considerations:	<p>This generally flat, small brownfield site (0.4ha) is situated on the south-western edge of Shifnal adjacent to the current Green Belt boundary. The site adjoins the A464 Bridgnorth Road and has an existing vehicular access onto the A464. The built character of the site reduces its landscape sensitivity whereas the larger parcel (west) has medium landscape and medium visual sensitivities. The site has no known flood risk (Flood Zone 1) but a nominal surface water flood risk in severe conditions. The site would require an Ecological Assessment and Arboricultural Assessment to confirm the level of sensitivity to development. In particular, the site has mature trees to the north, east and west boundaries which should be accommodated into any potential design scheme for the site. The removal of any existing tree or hedgerow cover will require compensatory planting in any proposed development. The site has no known heritage value and is not considered to justify a heritage assessment although the site lies in the setting of adjacent listed buildings and the Shifnal Conservation Area. The proximity of the site to the A464 indicates a noise nuisance for any development, requiring a design solution but the demolition of the existing club-house would produce betterment in the local noise environment. The site has a Fair sustainability rating as a brownfield site with accessibility to local services but this does not entirely offset the distance to the services and the environmental values of the site. The site lies in a Source Protection Zone encompassing Shifnal town.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>

Potential for Windfall?	Yes
Potential for Allocation?	No
Recommendation	Land within existing Shifnal development boundary
Reasoning	<p>Site SHF016 is situated within the existing development boundary around signal and forms part of the built form of the town. The site is already developed and has a productive use that contributes to the sense of community in the town. The site also has some environmental qualities that are worthy of protection. The scale of the site would not justify specifically allocating this site for housing use, but the situation and character of the site might facilitate its redevelopment as a windfall housing site subject to an appropriate development proposal for the site. This land is not suited to employment development because the land is brownfield with greater development costs, close proximity to existing housing uses and the sensitivities to landscape (medium-high) and visual (medium-high) impacts which are greater than for housing use.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	SHF017
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	4%
<i>Percentage of site in Flood Zone 2:</i>	5%
<i>Percentage of site in Flood Zone 1:</i>	95%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	7%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	31%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	5%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which has a moderate performance against each of purpose 2; purpose 3; and purpose 4. The Green Belt Review undertaken for Shropshire indicates that this Green Belt parcel, if released for development would have a moderate-high level of harm on the Green Belt due to the level of encroachment on countryside and the weakening of the role of adjoining areas with regard to purpose 3. No sub-parcels were identified which would have less harm.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium and Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium and Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High and Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High and High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	A4169 but not onto Park La
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Outside 30mph limit but this can be extended with traffic calming / gateway feature. Consideration should be given to a shared main road junction possibly roundabout with SHF017S. Note this site fronts Park La to the south east but a highway connection at this point would not be acceptable.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject to an assessment of the impact on Innage Rd and Church St and associated junctions.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17
<i>Ecology Comments Significant Constraints:</i>	Reduction in no. of houses due to presence of GCNs and Env. Network corridor (Wesley Brook).

<i>Ecology Comments Other Constraints:</i>	<p>Northern section: The northern boundary forms and Env. Network corridor (due to the presence of a vegetated railway line). This corridor should be buffered and enhanced.</p> <p>Southern section: Wesley Brook runs through this site and a large buffer of riparian habitat forms an Env. Network corridor. An appropriately sized buffer will be required from the Env. Network with no development within. This could be POS. Part of the north-western and south-western boundaries contain or are adjacent to Env. Network corridors and priority habitat (woodland) - these will also need to be appropriately buffered.</p> <p>There is a GCN breeding pond to the south of the site boundary. A buffer of at least 50m around the pond will be required, but given the number of known GCN breeding ponds in the area, a greater amount of mitigation land is likely to be required. Parts of the site are TPO'd. A PROW runs along the western boundary and a section of the southern boundary (by the pond). Requires botanical survey, ECLA and surveys for bats (trees and transects), GCNs (ponds within 500m), badgers, reptiles, otters, water voles, white-clawed crayfish, invertebrates and nesting birds.</p>
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Potential to increase the amount of POS available in Shifnal. Opportunity to greatly increase habitat available and connectivity for GCNs.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on setting of Grade II listed Shifnal Manor (The Manor House - NHLE ref. 1176147) and cluster of associated Grade II LBs. Site itself includes putative, but now largely discounted, site of Idsall (pre-1590 Shifnal - HER PRN 00757) and site of a 17th century mill pond. Large size of site also suggests it may have other archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs, archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	TPO on group of trees around property on A464
<i>Tree Comments Other Constraints:</i>	belt of woodland to north of site along railway and group of trees in semi-natural habitat along watercourse in centre of site, adjoining woodland to the south
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and create 15m buffer with the woodland to the north and south and along watercourse
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	A4169 runs through the site and is a noise source for consideration. Railway line runs along northern boundary of the site. Farm to the south east of the site with many barns which may produce noise, odour, dusts.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to roads, rail and farm.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion (Residential):	Fair
Sustainability Appraisal Conclusion (Employment):	Good

Strategic Considerations:	<p>This large, undulating greenfield site (36ha) is situated to the west of Shifnal adjoining the A4169 (Bridgnorth Road) to the south and north (comprising site P17b) of this road and extends south to the country road known as Park Lane which is severely constrained by current traffic usage. The land is located within the Green Belt with a moderate-high harm caused by its release. However, of the parcels considered in the Green Belt Review the release of SHF017 (excluding P17b) has a lower impact on the remaining Green Belt land. Accessibility to the B4169 from the south would also provide an appropriate highway access subject to the provision of a suitable junction, extension of the restricted speed zone (30mph) and an assessment of the impacts on Innage Road and Church Street. However, Park Lane would not provide a suitable secondary access. The site adjoins the built form of the town and the varying topography influences its landscape sensitivity to medium (west) and medium-low (south) however the land remains visible in the wider landscape with medium (west) and medium-high (south) visual sensitivities. The site has little flood risk (Flood Zone 1) except for the corridor of the Wesley Brook and has a nominal surface water flood risk in severe conditions however, the topography may expose the land to inundation which requires a detailed flood risk assessment. The site requires Ecological Assessment, Arboricultural Assessment and a Botanical Survey. The presence of protected or priority species within or close to the site would require appropriate conservation, retention, mitigation and enhancement to sustain the site character and its function in the Environmental Network. The presence of priority habitat may also reduce the developable area to restore and enhance any habitat. The site has significant woodland around the railway, Wesley Brook and a Tree Protection Order to the south. This cover should be retained or any removal mitigated by compensatory planting in any design scheme. The site lies close to the Shifnal Conservation area and contains a number of listed buildings (Grade II) requiring a Heritage Assessment including archaeological assessment given the scale of the land area. Proximity to the A4169 indicate potential noise nuisance within any development, requiring a design solution. The site has a Fair sustainability rating due to the accessibility to many of Shifnal's facilities which mitigates for potential effects on the environmental values of the site. The site lies in a Source Protection Zone encompassing Shifnal town.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>

Potential for Windfall?	No
Potential for Allocation?	No

Recommendation	Safeguard land for future development
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Reasoning	<p>A number of Green Belt sites when taken in combination may provide a strategic opportunity to meet the longer term development needs of Shifnal. SHF017 (excluding P17b) offers the potential for a large scale housing development with the benefit of access to the A4169 Bridgnorth Road in an area of medium landscape sensitivity. Although these factors must be balanced with the moderate-high visual sensitivity of SHF017 and the moderate-high harm to the Green Belt from releasing this land for development. The release of SHF017 is considered to be justified in order to deliver a new strategic link from the A4169 to the A464 in combination with sites P16, SHF15b(west) and SHF019 which have lower landscape sensitivities and lower harm from their release from the Green Belt. These land releases may also provide related highway improvements at Five Ways and Innage Road, a range of housing opportunities to meet local needs and improvements to the provision of community facilities and commercial services for existing and new residents of the town. The provision of a strategic highway junction to the A4169 is also considered to present the opportunity to develop the site P17b to the north of Bridgnorth Road in combination with site P17a (Priorslee Road) north of the rail line however, releasing these land parcels would cause high harm to the Green Belt. This would further contribute to the long term provision of new housing and create the opportunity for a one way gyratory system via the railway under-pass between these two land parcels and using the separate under-pass on Innage Road. These land parcel may accommodate employment development within the broad range of land parcels that may be released to the south and west of the town. However, it is recommended that the release of sites SHF018b and SHF018d will meet the longer term needs for employment in the town and so, employment is not currently recommended as an option in relation to this group of sites.</p>
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If proposed for Allocation, Potential Capacity:	
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If proposed for Allocation Design Requirements:	<p>Land safeguarded for new housing, commercial and community services and facilities, providing a new strategic highway link from the A464 (south) to the A464 (west) intersecting Park Lane, the B4169 and the rail line between parcels P17b (SHF017 north) and P71a, with related highway improvements at Five Ways and Innage Road, creating a one way gyratory system via the rail line underpasses at Innage Road and between parcels P17b (SHF017 north) and P71a</p>
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Site Assessment - Stage 3

Site Reference:	SHF018a
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	9%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs moderately against purpose 2; moderately against purpose 3; and strongly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel where the release of the land would have a high level of harm on the Green Belt due to the level of encroachment on countryside and would weaken the setting of the historic town with regard to purposes 3 and 4. No sub-parcels were identified which would have less harm.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Stanton Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Outside 30mph limit but this can be extended with traffic calming / gateway feature. Consideration should be given to a shared main road junction possibly roundabout with SHF018c or linking via a new junction at Lamledge Lane.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The collective impact of the developments off Stanton Road will have an unacceptable impact on Aston Street and Curriers Lane and associated junctions which are already at or close to capacity.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19
<i>Ecology Comments Significant Constraints:</i>	Reduction in no. of houses due to presence of GCNs and adjacent habitats.

<i>Ecology Comments</i> <i>Other Constraints:</i>	<p>The site consist of Env. Network corridor. The habitats adjacent to the south may be priority habitat and will need to be appropriately buffered (they look like excellent quality GCN and reptile terrestrial habitat).</p> <p>There are ponds in very close proximity to the site, one of which is a GCN breeding pond and the others are also likely to contain GCNs. A buffer of at least 50m around the ponds are likely to be required, but this may be higher given the number of known GCN breeding ponds in the area.</p> <p>Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.</p>
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	Opportunity to greatly increase habitat available and connectivity for GCNs.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Possible impact on setting of Grade II* listed Aston Hall (NHLE ref. 1308059) and cluster of associated Grade II LBs. Site includes a former 19th century brick field (HER PRN 07291), so has archaeological potential
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs, archaeological DBA + ?field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	hedgerows and mature tree to site boundaries. Block of woodland adjacent southern boundaries
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments</i> <i>Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and create 15m buffer with the woodland to the north
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<i>Sustainability Appraisal Conclusion (Residential):</i>	Fair
<i>Sustainability Appraisal Conclusion (Employment):</i>	Fair

Strategic Considerations:	<p>This moderately sized, relatively flat greenfield site (5ha) is situated to the east of Shifnal adjoining Stanton Road and Lamledge Lane. The land is located within the Green Belt with a moderate-high harm caused by its release however, Green Belt parcels to the north would have a higher impact on the remaining Green Belt land. Stanton Road would provide an appropriate highway access subject to the provision of a suitable junction, extension of the restricted speed zone (30mph) and traffic calming measures. However, development of SHF018b would need to restrict vehicle movements into Aston Street, Curriers Lane and highway junctions close to/exceeding their capacity. The site lies in the countryside which influences its landscape sensitivity to medium-high and despite its enclosed nature has medium-high visual sensitivity for employment use. The site has no flood risk (Flood Zone 1). The site requires Ecological Assessment, Arboricultural Assessment and a Botanical Survey. The presence of protected or priority species within or close to the site would require appropriate conservation, retention, mitigation and enhancement to sustain the site character and its function in the Environmental Network. The site has mature trees and hedgerows within and around the site with woodland at its southern boundary which should be retained or any removal mitigated by compensatory planting. The site lies in the setting of listed buildings (Grade II) requiring a Heritage Assessment including an archaeological assessment. The site has a Fair sustainability rating due to the accessibility to many of Shifnal's facilities which mitigates for potential effects on the environmental values of the site. The site lies in a Source Protection Zone encompassing Shifnal town.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>

Potential for Windfall?	No
Potential for Allocation?	No

Recommendation	Safeguard land for future development
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Reasoning	<p>A number of Green Belt sites when taken in combination may provide a strategic opportunity to meet the longer term development needs of Shifnal. SHF018a offers the potential to safeguard land to support the long term growth of a large scale, new employment area to the east of Shifnal. This potential employment area would have the benefit of access to Stanton Road and the potential to route commercial traffic away from the town and towards the M54 at Junction 3 and the secondary route along the A41. The safeguarding of SHF018a (with site P14), in proximity to existing and newly allocated employment activities around Stanton Road / Lamledge Lane has the capacity to support the employment needs of the town in combination with sites SHF108b and SHF18d.</p>
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If proposed for Allocation, Potential Capacity:	
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If proposed for Allocation Design Requirements:	
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Site Assessment - Stage 3

Site Reference:	SHF018b
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs moderately against purpose 2; moderately against purpose 3; and weakly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel where the release of the land would have a moderate-high level of harm on the Green Belt due to the level of encroachment on countryside and the weakening of the role of adjoining areas with regard to purposes 2 and 3. No sub-parcels were identified which would have less harm.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Stanton Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Outside 30mph limit but this can be extended with traffic calming / gateway feature. Consideration should be given to a shared main road junction possibly roundabout with SHF018c.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The collective impact of the developments off Stanton Road will have an unacceptable impact on Aston Street and Curriers Lane and associated junctions which are already at or close to capacity.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17
<i>Ecology Comments Significant Constraints:</i>	Reduction in no. of houses due to presence of GCNs and adjacent habitats.

<i>Ecology Comments</i> <i>Other Constraints:</i>	<p>The site consist of Env. Network corridor. The habitats adjacent to the west may be priority habitat and will need to be appropriately buffered (they look like excellent quality GCN and reptile terrestrial habitat).</p> <p>There is a pond adjacent to, another 25m from and a third 70m from the western boundary. This ponds are likely to contain GCNs. A buffer of at least 50m around the ponds are likely to be required, but this may be higher given the number of known GCN breeding ponds in the area.</p> <p>Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.</p>
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	Potential to increase the amount of POS available in Shifnal. Opportunity to greatly increase habitat available and connectivity for GCNs.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	No known archaeological interest but site is of a large size, so may have some archaeological potential
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	mature trees and hedgerows within and around site
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments</i> <i>Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and use good site layout and design to ensure significant trees are successfully incorporated into and add value to the development
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<i>Sustainability Appraisal Conclusion (Residential):</i>	Poor
<i>Sustainability Appraisal Conclusion (Employment):</i>	Fair

Strategic Considerations:	<p>This larger, undulating greenfield site (14ha) is situated to the east of Shifnal adjoining Stanton Road (north) and Shifnal Industrial Estate (south). The land is located within the Green Belt with a moderate-high harm caused by its release however, Green Belt parcels to the north would have a higher impact on the remaining Green Belt land. Stanton Road would provide an appropriate highway access subject to the provision of a suitable junction, extension of the restricted speed zone (30mph) and traffic calming measures. However, development of SHF018b would need to restrict vehicle movements into Aston Street, Curriers Lane and highway junctions close to/exceeding their capacity. The site lies in the countryside which influences its landscape sensitivity to medium-high and despite its enclosed nature has medium-high visual sensitivity. The site has little flood risk (Flood Zone 1) and a nominal surface water flood risk in severe conditions. The site requires Ecological Assessment, Arboricultural Assessment and a Botanical Survey. The presence of protected or priority species within or close to the site would require appropriate conservation, retention, mitigation and enhancement to sustain the site character and its function in the Environmental Network. The site has mature trees and hedgerows within and around the site and any development should introduce appropriate planting and retain existing cover where possible. The site has no known heritage value but the size of the site would require an archaeological appraisal as part of a Heritage Assessment. The site would have a Fair sustainability rating for employment use only, but the limited accessibility to Shifnal's facilities gives a poor rating for housing use. The site lies in a Source Protection Zone encompassing Shifnal town.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>

Potential for Windfall?	No
Potential for Allocation?	Yes

Recommendation	Allocate for employment development
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Reasoning	<p>A number of Green Belt sites when taken in combination may provide a strategic opportunity to meet the longer term development needs of Shifnal. SHF018b offers the potential for a large scale employment development to the east of Shifnal with the benefit of access to Stanton Road and the potential to route commercial traffic away the town and towards the M54 at Junction 3 and the secondary route along the A41. The release of SHF018b, in close proximity to the existing, poor quality employment area of Shifnal Industrial Estate has the capacity to redress the employment needs of the town in combination with sites SHF108d and the safeguarding of sites SHF018a and P14. These land releases may also provide related highway improvements to Upton Lane which links south to the A464 Wolverhampton Road. The release of strategic employment land in this location would require significant investment in the infrastructure and development of the land indicating a need to secure a large land release at the outset of the Local Plan.</p>
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If proposed for Allocation, Potential Capacity:	14 hectares (5.6 hectares net)
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If proposed for Allocation Design Requirements:	<p>The development of the two inter-related sites SHF018b and SHF018d should significantly change the employment offer within Shifnal. This effect should improve the offer of employment land, commercial premises, business representation and employment in the town. The development of land west of Stanton Road should also address its functional relationship with Shifnal Industrial Estate and Lamledge Lane beyond. The sites should be serviced from the A41 / M54 Junction 3 link along Stanton Road and should not direct commercial traffic into the town particularly along Aston Road and into the town centre junction. The two sites require a highway access and improvements to Stanton Road and improvements to Upton Lane running between the two sites. The development should create a high quality, campus style employment development on the edge of the town that takes full account of the need to enclose the built form within the sensitive landscape to the east of Shifnal both within the development itself and around any essential off-site infrastructure works required to service the development. Careful consideration will also need to be given to the creation of an effective urban edge to the settlement and the strengthening of the Green Belt boundary adjoining the site.</p>
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Site Assessment - Stage 3

Site Reference:	SHF018c
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs moderately against purpose 2; moderately against purpose 3; and strongly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel which would have a high level of harm on the Green Belt if released for development due to the level of encroachment on countryside with regard to purpose 3 and the weakening of the role of adjoining areas with regard to purpose 4. No sub-parcels were identified which would have less harm.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Y+A12:M12
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Outside 30mph limit on Stanton Road but this can be extended with traffic calming / gateway feature. Consideration should be given to a shared main road junction possibly roundabout with SHF018b. This site (2,385 homes) should not have highway (vehicular) access onto Coppice Green Land unless major improvements can be delivered.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The collective impact of the developments off Stanton Road will have an unacceptable impact on Aston Street and Curriers Lane and associated junctions which are already at or close to capacity.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18
<i>Ecology Comments Significant Constraints:</i>	Reduction in no. of houses due to presence of GCNs and Env. Network/priority habitats.

<i>Ecology Comments</i> <i>Other Constraints:</i>	The site contains patches of woodland (Env. Network and potential priority habitats). These areas should be retained and appropriately buffered. There are ponds on the site. Should GCNs be present in these ponds, a buffer of at least 50m will be required. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. A PROW runs along the eastern and northern boundaries.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	Potential to increase the amount of POS available in Shifnal. Opportunity to greatly increase habitat available and connectivity for GCNs.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Potential impact on setting of Grade II* listed Aston Hall (NHLE ref. 1308059) and cluster of associated Grade II LBs. The site includes a former area of parkland for Aston Hall (HER PRN 07504), and a small disused quarry. No other know archaeological interest but very large site size suggests there may be some archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs, archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	hedgerows, mature trees, groups of trees and blocks of woodland within and around site.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments</i> <i>Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and use good site layout and design to ensure significant trees are successfully incorporated into and add value to the development. Opportunity to create larger area of publically accessible woodland, around existing blocks of woodland
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<i>Sustainability Appraisal Conclusion (Residential):</i>	Good
<i>Sustainability Appraisal Conclusion (Employment):</i>	Good

Strategic Considerations:	<p>This very large, elevated greenfield site (80ha) is situated to the north-east of Shifnal adjoining Stanton Road (south) and Coppice Green Lane (west). The land is located within the Green Belt with a high harm caused by its release. Stanton Road would provide an appropriate highway access subject to the provision of a suitable junction, extension of the restricted speed zone (30mph) and traffic calming measures. However, development of SHF018c would need to restrict vehicle movements into Aston Street, Curriers Lane and highway junctions close to/exceeding their capacity which may be difficult to achieve. The site lies in the countryside but has few significant features which influences its landscape sensitivity to medium and but is elevated with a number of open aspects providing medium-high visual sensitivity. The site has no flood risk (Flood Zone 1). The site requires Ecological Assessment, Arboricultural Assessment and a Botanical Survey. The presence of protected or priority species within or close to the site would require appropriate conservation, retention, mitigation and enhancement to sustain the site character and its function in the Environmental Network. The site has mature trees and hedgerows within and around the site with woodland at its southern boundary which should be retained or any removal mitigated by compensatory planting. The site lies in the setting of listed buildings (Grade II) requiring a Heritage Assessment including an archaeological assessment. The site has a Fair sustainability rating due to the accessibility to many of Shifnal's facilities which mitigates for potential effects on the environmental values of the site. The site lies in a Source Protection Zone encompassing Shifnal town.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Remain as part of Green Belt
Reasoning	<p>There are more preferable sites available within Shifnal which offer better opportunities to meet the needs of the community than this greenfield site in the open countryside that makes an important contribution to the Green Belt. These other sites have a better relationships to the built form of the settlement, offer greater opportunities for planning gain, have better access to the local highway network and may create more attractive gateways into the town. In contrast site SHF018a would extend the settlement well beyond its current built form and layout and would have significant impacts on the town's setting and its infrastructure particularly its highway network whilst potentially compromising the open character and environmental values of SHF018a.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	SHF018d
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs moderately against purpose 2; strongly against purpose 3; but makes no contribution to purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel which would have a high level of harm on the Green Belt if released for development, due to the level of encroachment on countryside and the weakening of the role of adjoining areas with regard to purpose 3. No sub-parcels were identified which would have less harm.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Stanton Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Outside 30mph limit but this can be extended with traffic calming / gateway feature.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The collective impact of the developments off Stanton Road will have an unacceptable impact on Aston Street and Curriers Lane and associated junctions which are already at or close to capacity.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires Ecla and surveys for bats (in trees), GCNs (ponds within 500m), badgers and nesting birds. Most of the boundaries are adjacent to Env. Network corridors. The hedgerows should be retained and buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Poor relationship with existing built form of settlement. No known archaeological interest but large size of site suggests it may have some potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological desk based assessment + evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	hedgerows and scattered trees within and around site.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments</i> <i>Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Seek to link to / expand offsite woodland to the east
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Possible road noise to west and north and rail noise to south. Also possible noise from industrial uses to southwest.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment although not much room to provide separation. Suggest stay away from southwest corner to increase separation to existing industrial/commercial.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<i>Sustainability Appraisal Conclusion (Residential):</i>	#N/A
<i>Sustainability Appraisal Conclusion (Employment):</i>	#N/A

Strategic Considerations:	<p>This larger, undulating greenfield site (24ha) is situated to the east of Shifnal adjoining Stanton Road (north) and close to Shifnal Industrial Estate (south). The land is located within the Green Belt with a high harm caused by its release however, Green Belt parcels to the west which have a relationship with SHF018b would have a lower impact. Stanton Road would provide an appropriate highway access subject to the provision of a suitable junction, extension of the restricted speed zone (30mph) and traffic calming measures. However, development of SHF018d would need to restrict vehicle movements into Aston Street, Curriers Lane and highway junctions close to/exceeding their capacity. The site lies in the countryside which influences its landscape sensitivity to medium-high and its open aspect has medium-high visual sensitivity. The site has little flood risk (Flood Zone 1) and a nominal surface water flood risk in severe conditions. The site requires Ecological Assessment and Arboricultural Assessment. The presence of protected or priority species within or close to the site would require appropriate conservation, retention, mitigation and enhancement to sustain the site character and its function in the Environmental Network. The site has mature trees and hedgerows within and around the site and any development should introduce appropriate planting and retain existing cover where possible. The site has no known heritage value but the size of the site would require an archaeological appraisal through a Heritage Assessment. The site would have limited accessibility to Shifnal's facilities to redress the environmental values of the site. The site lies in a Source Protection Zone encompassing Shifnal town.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

Potential for Windfall?	No
Potential for Allocation?	Yes

Recommendation	Allocate for employment development
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Reasoning	<p>A number of Green Belt sites when taken in combination may provide a strategic opportunity to meet the longer term development needs of Shifnal. SHF018d offers the potential for a large scale employment development to the east of Shifnal with the benefit of access to Stanton Road and the potential to route commercial traffic away the town and towards the M54 at Junction 3 and the secondary route along the A41. The release of SHF018d, in close proximity to the existing, poor quality employment area of Shifnal Industrial Estate has the capacity to redress the employment needs of the town in combination with sites SHF108b and the safeguarding of sites SHF018a and P14. These land releases may also provide related highway improvements to Upton Lane which links south to the A464 Wolverhampton Road. The release of strategic employment land in this location would require significant investment in the infrastructure and development of the land indicating a need to secure a large land release at the outset of the Local Plan.</p>
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If proposed for Allocation, Potential Capacity:	24 hectares (9.6 hectares net)
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If proposed for Allocation Design Requirements:	<p>The development of the two inter-related sites SHF018b and SHF018d should significantly change the employment offer within Shifnal. This effect should improve the offer of employment land, commercial premises, business representation and employment in the town. The development of land west of Stanton Road should also address its functional relationship with Shifnal Industrial Estate and Lamledge Lane beyond. The sites should be serviced from the A41 / M54 Junction 3 link along Stanton Road and should not direct commercial traffic into the town particularly along Aston Road and into the town centre junction. The two sites require a highway access and improvements to Stanton Road and improvements to Upton Lane running between the two sites. The development should create a high quality, campus style employment development on the edge of the town that takes full account of the need to enclose the built form within the sensitive landscape to the east of Shifnal both within the development itself and around any essential off-site infrastructure works required to service the development. Careful consideration will also need to be given to the creation of an effective urban edge to the settlement and the strengthening of the Green Belt boundary adjoining the site.</p>
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Site Assessment - Stage 3

Site Reference:	SHF019
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which has a moderate performance against each of purpose 2; purpose 3; and purpose 4. The Green Belt Review undertaken for Shropshire indicates that this Green Belt parcel, if released for development would have a moderate-high level of harm on the Green Belt due to the level of encroachment on countryside and the weakening of the role of adjoining areas with regard to purpose 3. However, SHF019 is an identified sub-parcel which would have a moderate level of harm if released from the Green Belt.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Onto A464
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Outside 30mph limit but this can be extended but will need traffic calming / gateway feature. Consideration should be given to a shared main road junction with other sites off the A464.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17
<i>Ecology Comments Significant Constraints:</i>	Reduction in no. of houses due to presence of GCNs.

<i>Ecology Comments Other Constraints:</i>	There are ponds adjacent to the north-eastern boundary - one is a known GCN breeding pond and the other is likely to contain GCNs. A buffer of at least 50m around the ponds are likely to be required, but this may be higher given the number of known GCN breeding ponds in the area. Requires botanical survey, ECLA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Potential to increase the amount of POS available in Shifnal. Opportunity to greatly increase habitat available and connectivity for GCNs.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on setting of Grade II listed house known as The Terrace (NHLE ref. 1053636). Site also includes a former brickworks (HER PRN 01825). Large size of site also suggests it may have other archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs, archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature tree within site and hedgerows to the boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover on the site
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	A464 to the north boundary of the site. Significant historic pond noted on site now filled in potentially causing a contaminated land issue.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to the road. Contaminated land remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion (Residential):	Good
Sustainability Appraisal Conclusion (Employment):	Good

Strategic Considerations:	<p>This larger, gently sloping greenfield site (10ha) is situated to the south of Shifnal adjoining the A464 Wolverhampton Road. This site offers the potential for a suitable highway junction that might be shared with adjoining sites on the A464 and to the west, also providing for an extension of the speed restricted zone and traffic calming. The land is located within the Green Belt with a moderate-high harm caused by its release. However, SHF019 would have a lower moderate harm due to its relative position adjacent to the ridgeline south of the site. The release of this land with other parcels to the west would reduce traffic impacts on the constrained Park Lane. The site adjoins the built form of the town and the varying topography influences its landscape sensitivity to medium-low but the land remains visible with medium-high visual sensitivity. The site has no known flood risk (Flood Zone 1). The site requires Ecological Assessment, Arboricultural Assessment and a Botanical Survey. The presence of protected or priority species close to the site would require appropriate conservation, retention, mitigation and enhancement to sustain its function in the Environmental Network. The presence of priority habitat may also reduce the developable area to a degree. The site has mature field trees and boundary hedgerows which should be retained or any removal mitigated by compensatory planting. The site lies in the setting of a number of listed buildings (Grade II) requiring a Heritage Assessment including archaeological assessment to assess the historical significance. Proximity to the A464 indicates a potential noise nuisance requiring a design solution in any development and evidence of an infilled historical pond may suggest some ground contamination. The site has a Good sustainability rating due to the accessibility to many of Shifnal's facilities which mitigates for potential effects on the environmental values of the site. The site lies in a Source Protection Zone encompassing Shifnal town.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>

Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Safeguard land for future development
Reasoning	<p>A number of Green Belt sites when taken in combination may provide a strategic opportunity to meet the longer term development needs of Shifnal. SHF019 has the potential to provide an access to the A464 (south) and contribute to a large scale housing development with sites SHF015b(west), SHF017 (excluding P17b) and P16. This would create a continuous link road between the two principal highways at A4169 and A464 and remove any traffic burden on the country road at Park Lane. SHF019 has the benefit of having medium-low landscape sensitivity and only moderate harm to the Green Belt from its release for development. Although these factors must be balanced with the moderate-high visual sensitivity of SHF019 and the moderate-high harm to the Green Belt from the release of SHF017. The release of SHF019 is considered to be justified in order to deliver a new strategic link from the A4169 to the A464 in combination with sites SHF15b(west) and SHF017, related highway improvements at Five Ways and Innage Road, provision of a range of housing opportunities to meet local needs and to improve the provision of community facilities and commercial services for existing and new residents of the town. The provision of a strategic highway junction to the A4169 is also considered to present the opportunity to develop site P17b north of Bridgnorth Road in combination with site P17a (Priorslee Road) north of the rail line however, releasing these land parcels would cause high harm to the Green Belt. This will further contribute to the long term provision of new housing and create the opportunity for a one way gyratory system via the railway under-pass between these two land parcels and using the separate under-pass on Innage Road. These land parcel may accommodate employment development within the broad range of land parcels that may be released to the south and west of the town. However, it is recommended that the release of sites SHF018b and SHF018d will meet the longer term needs for employment in the town and so, employment is not currently recommended as an option in relation to this group of sites.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	<p>Land safeguarded for new housing, commercial and community services and facilities, providing a new strategic highway link from the A464 (south) to the A464 (west) intersecting Park Lane, the B4169 and the rail line between parcels P17b (SHF017 north) and P71a, with related highway improvements at Five Ways and Innage Road, creating a one way gyratory system via the rail line underpasses at Innage Road and between parcels P17b (SHF017 north) and P71a</p>

Site Assessment - Stage 3

Site Reference:	SHF022
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	This site is currently safeguarded for future development
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Onto A464
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Outside 30mph limit but this can be extended but will need traffic calming / gateway feature. Consideration should be given to a shared main road junction with other sites off the A464.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18
<i>Ecology Comments Significant Constraints:</i>	Reduction in developable area due to presence of woodland/Env. Network..

<i>Ecology Comments Other Constraints:</i>	The site consists of Env. Network corridor and is adjacent to what looks like excellent GCN and reptile terrestrial habitat. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. The woodland will need to be appropriately buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Opportunity to greatly increase habitat available and connectivity for GCNs.
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	NB. 2008 Heritage Assessment by Waterman CMP Ltd still largely valid
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedgerows and mature tree to south and east site boundaries and mature woodland to the north
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and create 15m buffer with the woodland to the north
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion (Residential):	Fair
Sustainability Appraisal Conclusion (Employment):	Good

Strategic Considerations:	<p>This smaller, relatively flat greenfield site (1.7ha) is situated on the south-eastern edge of Shifnal adjoining the A464 Wolverhampton Road. This site offers the potential for a suitable highway junction onto the A464 that might be shared with adjoining sites and to provide for an extension of the speed restricted zone and traffic calming. The site adjoins the built form of the town and is currently safeguarded for development and so, has no direct effect on the Green Belt. The land comprises a relatively flat area of land used for grazing which influences its landscape sensitivity (medium-low) but the land has an open aspect with a higher visual sensitivity (medium-high). The site has no known flood risk (Flood Zone 1). The site requires Ecological Assessment, Arboricultural Assessment and a Botanical Survey. The presence of protected or priority species close to the site would require appropriate conservation, retention, mitigation and enhancement to sustain its function in the Environmental Network. The presence of priority habitat may also reduce the developable area to a degree. The site has mature trees and hedgerows to the south and east boundaries and mature woodland to the north which should be retained or any removal mitigated by compensatory planting. Proximity to the A464 indicates a potential noise nuisance requiring a design solution in any development. The site has a Fair sustainability rating due to the accessibility to many of Shifnal's facilities which mitigates for potential effects on the environmental values of the site. The site lies in a Source Protection Zone encompassing Shifnal town.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Allocate for housing development
Reasoning	<p>Site SHF022 has been safeguarded for future development and the evidence of the developability of the site provides positive indications of the suitability and availability of the land. Although the site has environmental qualities worthy of protection, the land does not form part of the Green Belt, now lies on the built edge of the town and was previously indicated as land suitable for future development. The woodland known as Revell's Rough lies between this site and further safeguarded land to the north and presents a development challenge to bring the land forward and to incorporate the woodland into the development scheme. The site is better suited to housing use and lies in an area currently preferred by the housing market with significant existing investment in infrastructure to support further development. The evidence for developing this smaller area of safeguarded land is sufficient to justify specifically allocating this land for housing use to contribute to the residual requirement for housing in Shifnal. This land is not suited to employment development because of the smaller size of the areas, close proximity to existing housing development and the sensitivities to landscape (medium) and visual (high) impacts which are greater than for housing development.</p>
If proposed for Allocation, Potential Capacity:	50
If proposed for Allocation Design Requirements:	<p>These two sites SHF022 and SHF023 (south) should ideally be developed together, or the two development sites should have inter-related development schemes. The two sites require a suitable joint highway access to serve both sites and inter-related drainage solutions that remediate for any surface water issues on SHF023. The two sites both include the significant wooded area of Revell's Rough which must be appropriately managed within the developments but should address the physical separation of these sites from the further safeguarded land to the north. Other relevant supporting studies should be undertaken particularly transport assessments, ecology, tree and hedgerow surveys, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme. Careful consideration will need to be given to the creation of an effective urban edge to the settlement and the strengthening of the Green Belt boundary adjoining site SHF023.</p>

Site Assessment - Stage 3

Site Reference:	SHF023
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	3%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	This site is currently safeguarded for future development
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Onto A464 but not onto Lamledge Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Outside 30mph limit but this can be extended but will need traffic calming / gateway feature. Consideration should be given to a shared main road junction with other sites off the A464. This site (420 homes) should not have highway (vehicular) access onto Lamledge Land unless major improvements can be delivered along its whole length and along Upton Lane.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18
<i>Ecology Comments Significant Constraints:</i>	Reduction in no. of houses due to presence of GCNs and woodland/Env. Network. If priority habitats are present, development is not recommended.

<i>Ecology Comments Other Constraints:</i>	<p>The site consists of Env. Network corridor. The site may contain priority grassland and woodland habitats - botanical survey required. If priority habitats are present then the site should not be developed.</p> <p>There are GCN breeding ponds on the site. A buffer of at least 50m around the ponds are likely to be required, but this may be higher given the number of known GCN breeding ponds in the area. This site looks like it contains some excellent GCN and reptile terrestrial habitat.</p> <p>Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. The woodland and hedgerows will need to be appropriately buffered.</p>
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	<p>Potential to increase the amount of POS available in Shifnal.</p> <p>Opportunity to greatly increase habitat available and connectivity for GCNs.</p>
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	<p>Site previously included areas of ridge and furrow (HER PRN 21024) but EA Lidar data indicates these are now ploughed out. Large size of site also suggests it may have other archaeological potential.</p>
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	block of mature woodland across centre of site and groups of trees around existing development in northern end of site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and use good site layout and design to ensure significant trees are successfully incorporated into and add value to the development. Opportunity to create larger area of publically accessible woodland, around existing block of woodland
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	A464 to south of the site and railway line to the north creating noise sources. To north of rail is an industrial area also creating potential noise, dust, odour etc.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to the road and rail.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion (Residential):	Fair
Sustainability Appraisal Conclusion (Employment):	Good

Strategic Considerations:	<p>This larger, relatively flat greenfield site (14ha) is situated on the south-eastern edge of Shifnal adjoining the A464 Wolverhampton Road. The site is separated into two discrete land parcels situated to the north and south of the Revell's Rough woodland. The northern parcel is relatively isolated being served by the Lamledge via a restricted road bridge over the railway and comprising a relatively tranquil area of land close to the town. The southern parcel sits on the A464 frontage and mirrors the size and situation of adjoining site SHF022. This southern area of the site offers the potential for a suitable highway junction onto the A464 that might be shared with adjoining sites and to provide for an extension of the speed restricted zone and traffic calming. The site is close to the built form of the town and is currently safeguarded for development and so, has no direct effect on the Green Belt. The land southern area comprises a relatively flat area of land which influences its landscape sensitivity (medium-low) but the land has an open aspect to the west and east with a higher visual sensitivity (medium-high). The site has no known flood risk (Flood Zone 1). The site requires Ecological Assessment, Arboricultural Assessment and a Botanical Survey. The presence of protected or priority species close to the site would require appropriate conservation, retention, mitigation and enhancement to sustain its function in the Environmental Network. The presence of priority habitat may also reduce the developable area to a degree. The site has mature trees and hedgerows to the north boundaries and the mature woodland of Revell's Rough which should be retained or any removal mitigated by compensatory planting. Proximity to the A464 to the south indicates a potential noise nuisance requiring a design solution in any development. The site has a Fair sustainability rating due to the accessibility to many of Shifnal's facilities which mitigates for potential effects on the environmental values of the site. The site lies in a Source Protection Zone encompassing Shifnal town.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

Potential for Windfall?	No
Potential for Allocation?	Yes in part
Recommendation	Allocate southern portion for housing development and northern portion to remain as safeguarded land for future development
Reasoning	<p>Site SHF023 has been safeguarded for future development and the evidence of the developability of the site provides positive indications of the suitability and availability of the land. Although the site has environmental qualities worthy of protection, the land does not form part of the Green Belt, now lies close to the built edge of the town and was previously indicated as land suitable for future development. The woodland known as Revell's Rough separates this site into two discrete areas with further safeguarded land to the north. Revell's Rough therefore presents a development challenge to bring the land forward and to incorporate the woodland into the development scheme in a manner that would permit the land to the north to be made available for development. The area of the site on the A464 frontage is suited to housing use and lies in an area currently preferred by the housing market with significant existing investment in infrastructure to support further development. The evidence for developing this smaller area of safeguarded land on the A464 frontage is sufficient to justify specifically allocating this land for housing use to contribute to the residual requirement for housing in Shifnal. This land is not suited to employment development because of the smaller size of the areas, close proximity to existing housing development and the sensitivities to landscape (medium) and visual (high) impacts which are greater than for housing development.</p>
If proposed for Allocation, Potential Capacity:	50
If proposed for Allocation Design Requirements:	<p>These two sites SHF022 and SHF023 (south) should ideally be developed together, or the two development sites should have inter-related development schemes. The two sites require a suitable joint highway access to serve both sites and inter-related drainage solutions that remediate for surface water issues on SHF023. The two sites both include the significant wooded area of Revell's Rough which must be appropriately managed within the developments but should address the physical separation of these sites from the further safeguarded land to the north. Other relevant supporting studies should be undertaken particularly transport assessments, ecology, tree and hedgerow surveys, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme. Careful consideration will need to be given to the creation of an effective urban edge to the settlement and the strengthening of the Green Belt boundary adjoining site SHF023.</p>

Site Assessment - Stage 3

Site Reference:	SHF029
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	1%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	3%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	16%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	This site is currently safeguarded for future development
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Onto Park La
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	N. Unless access can be gain access to A464 via SH015 and/or SHF019.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. Unlikely that necessary improvements along Park La can be secured due to the need for third party land.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17
<i>Ecology Comments Significant Constraints:</i>	Reduction in no. of houses due to presence of GCNs. If priority habitats are present, development is not recommended.

<i>Ecology Comments Other Constraints:</i>	<p>The site forms an Env. Network corridor and is covered by a TPO.</p> <p>The site may contain priority grassland habitat - botanical survey required. If priority habitats are present then the site should not be developed.</p> <p>There are GCN breeding ponds adjacent to the site. A buffer of at least 50m around the ponds are likely to be required, but this may be higher given the number of known GCN breeding ponds in the area. This site looks like excellent quality GCN and reptile terrestrial habitat.</p> <p>Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.</p>
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat Opportunity to greatly increase habitat available and connectivity for GCNs.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible earthwork remains of ridge and furrow (HER PRN 21024) present across much of the site.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ?Level 2 earthwork survey).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	mature trees may be under TPO
<i>Tree Comments Other Constraints:</i>	mature trees and scrub around site boundaries. Mature tree at tight site access may be a constraint
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover on the site
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	Good site with no notable constraints identified.
Sustainability Appraisal Conclusion (Residential):	Fair
Sustainability Appraisal Conclusion (Employment):	Good

Strategic Considerations:	<p>This generally flat, small brownfield site (1.4ha) is situated on the south-eastern edge of Shifnal next to the current development by Redrow Homes. The site adjoins Park Lane where highway access would be constrained by roadway capacity and the limited opportunity for highway improvements. The developability of the land would rely on a suitable access onto the A464 Wolverhampton Road. The proximity to the built form of the town reduces its landscape sensitivity (medium-low) but increase the visual sensitivity (medium-high). The site has no known flood risk (Flood Zone 1) but the land may be prone to inundation which requires a detailed flood risk assessment. The site would require an Ecological Assessment, Arboricultural Assessment and Botanical Survey. The presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network. The presence of known priority habitat including grassland and ponds within and surrounding the site may reduce the developable area to permit the restoration and enhancement of this habitat. The mature hedgerows and trees within and around the site should be retained especially where protected by a Tree Preservation Order. The site has some heritage value which would require an archaeological appraisal through a Heritage Assessment. The site has a Fair sustainability rating reflecting its accessibility to recreational facilities and services which help to offset the environmental values of the site. The site lies in a Source Protection Zone encompassing Shifnal town.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>

Potential for Windfall?	No
Potential for Allocation?	No

Recommendation	<p>Remain as safeguarded land for future development</p>
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Reasoning	<p>Site SHF029 has been safeguarded for future development and the evidence of the developability of the site provides positive indications of the suitability and availability of the land. Although the site would be better suited to housing use the open land on the site has environmental qualities worthy of protection. The evidence for developing this small area of safeguarded land is not sufficient to justify specifically allocating this land for housing but it might form a suitable windfall site subject to an appropriate development proposal that conserved the value of the site. This land is not suited to employment development because of the smaller size of the areas, close proximity to existing housing development and the sensitivities to landscape (medium) and visual (high) impacts which are greater than for housing development.</p>
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If proposed for Allocation, Potential Capacity:	
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If proposed for Allocation Design Requirements:	
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Site Assessment - Stage 3

Site Reference:	SHF032
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	5%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	7%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	21%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs moderately against purpose 2; moderately against purpose 3; and strongly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel which would have a high level of harm on the Green Belt if released for development due to the level of encroachment on countryside with regard to purpose 3 and the weakening of the role of adjoining areas with regard to purpose 4. No sub-parcels were identified which would have less harm.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Coppice Green La
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The collective impact of the developments off Stanton Road and Coppice Green Lane will have an unacceptable impact on Aston Street and Carriers Lane and associated junctions which are already at or close to capacity.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. The woodland and adjacent hedgerows will need to be retained and appropriately buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Probable impact on setting of Grade II* listed Aston Hall (NHLE ref. 1308059) and cluster of associated Grade II LBs. HER indicates site within the former park to Aston Hall (HER PRN 07504).
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs + archaeological DBA).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	block of woodland adjacent north-west boundary and hedgerow and trees to west and southern boundaries.
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments</i> <i>Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and create 15m buffer with the existing and any future woodland
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road to the west of the site creating a noise source. School to west which will create some noise however not anticipated to impact on the development in a detrimental way due to hours of operations etc.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to the road.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<i>Sustainability Appraisal Conclusion (Residential):</i>	Good
<i>Sustainability Appraisal Conclusion (Employment):</i>	Good

Strategic Considerations:	<p>This smaller, gently sloping greenfield site (3ha) is situated to the north-east of Shifnal adjoining Coppice Green Lane (west). The land is located within the Green Belt with a high harm caused by its release. Coppice Green Lane served from Stanton Road would provide an appropriate highway access subject to widening improvements to the Lane to increase highway and parking capacity. However, development of SHF032 will produce some increase in vehicle movements into Aston Street, Curriers Lane and highway junctions close to/exceeding their capacity. The site lies in the countryside but has few significant features which influences its landscape sensitivity to medium and but is elevated with a number of open aspects providing medium-high visual sensitivity. The site has some flood risk (Flood Zone 1) from a significant surface water risk in severe conditions. The site requires Ecological Assessment and Arboricultural Assessment. The presence of protected or priority species within or close to the site would require appropriate conservation, retention, mitigation and enhancement to sustain the site character and its function in the Environmental Network. The site has mature trees and hedgerows to the west and south and woodland to the north-west which should be retained or any removal mitigated by compensatory planting. The site lies in the setting of listed buildings (Grade II) requiring a Heritage Assessment including an archaeological assessment. The site has a Good sustainability rating due to the accessibility to many of Shifnal's facilities which mitigates for potential effects on the environmental values of the site. The site lies in a Source Protection Zone encompassing Shifnal town.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>

Potential for Windfall?	No
Potential for Allocation?	Yes

Recommendation	Allocate for housing development
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Reasoning	<p>Site SHF032 is situated on the edge of Shifnal adjoining the mixed use developments along Coppice Green Lane and close to the building conversions within the Aston Hall complex. SHF032 offers the potential to enclose some of these mixed use developments and to create a 'sense of place' by consolidating the built urban form along Coppice Green Lane. This sense of place is intended to settle the preferred use of SHF032 to further consolidate the open spaces and recreational uses within the campus of Idsall School and to create an opportunity to improve the highway and cart parking capacities along Coppice Green Lane. This land is not suited to employment development because the sensitivities to landscape and visual impacts (both medium-high) are greater than for housing use.</p>
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If proposed for Allocation, Potential Capacity:	80
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If proposed for Allocation Design Requirements:	<p>The development of this site will enclose the urban area of the town and help to better shape the sense of 'place' being created at Coppice Green Lane. The proposed development scheme should take full account of the setting of listed buildings in Aston Hall complex. Careful consideration will also need to be given to the creation of an effective urban edge to the settlement and the strengthening of the Green Belt boundary adjoining the site. Relevant supporting studies should be undertaken particularly transport assessments, ecology, tree and hedgerow surveys, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme.</p>
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Site Assessment - Stage 3

Site Reference:	P10
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	3%
<i>Percentage of site in Flood Zone 2:</i>	3%
<i>Percentage of site in Flood Zone 1:</i>	97%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	4%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	4%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	7%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	3%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	16%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	9%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs strongly against purpose 2; moderately against purpose 3; and strongly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel where the release for development would have a high level of harm on the Green Belt due to the weakening of the role of adjoining areas with regard to purpose 2 to separate adjoining towns and the level of encroachment on the setting of the town under purpose 4. No sub-parcels were identified which would have less harm.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Priorslee Road, Houghton Lane and unnamed road to the west of Houghton Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes that the site would fund any necessary improvements along the three frontage roads, including speed limits and footways.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	If developed as a strategic site then a review of several major junctions would be needed, including M54 junction 4 and the Priorslee Road / Victoria Road / Shrewsbury Road roundabout and any necessary improvements funded.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18
<i>Ecology Comments Significant Constraints:</i>	Significant reduction in no. of houses due to presence of Env. Network/potential priority habitats/woodland/protected species.

<i>Ecology Comments Other Constraints:</i>	<p>The site may contain priority grassland and woodland habitats - botanical survey required. If priority habitats are present then these areas should not be developed.</p> <p>There are otter, water vole and badger records on the site.</p> <p>Wesley Brook runs through this site and a large buffer of riparian habitat forms an Env. Network corridor. An appropriately sized buffer will be required from the Env. Network with no development within. This could be POS.</p> <p>If GCNs are present in the on-site ponds, a min. 50m buffer is likely to be required.</p> <p>Requires botanical survey, ECLA and surveys for bats (trees and transects), GCNs (ponds within 500m), badgers, reptiles, otters, water voles, white-clawed crayfish, invertebrates and nesting birds.</p> <p>There are a number of TPOs on the site.</p>
<i>Ecology Comments Management of Constraints:</i>	If priority habitats are present, these areas should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Potential to increase the amount of POS available in Shifnal.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site partially within Haughton Conservation Area. Probable impact on setting of Grade II* listed Haughton Hall. Site includes non-designated parkland for Haughton Hall (HER PRN 07526). Site includes cluster of non-designated historic buildings at Banks Farm. Very large size and numerous metal detectorist finds suggests it has archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on character and appearance of CA and non-designated parkland; setting of LBs ; Level 2 Historic Buildings Assessment; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	surrounds Haughton village conservation area. Numerous tree, group, area and woodland TPO designations in southern half of site. Large linear woodland and water features run through central part of site , linking to Haughton Hall
<i>Tree Comments Other Constraints:</i>	hedgerows and trees within and around site boundaries
<i>Tree Comments Management of Constraints:</i>	due to size of site - full EIA and landscape character assessment and VIA. At a smaller scale - Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	use 20% canopy cover policy to plant trees and woodland within site. large area of land so affords opportunity to integrate existing trees and groups of trees within a matrix of open space and natural habitat. Expand woodland where feasible.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to north and south and noise from service station to the west. Historic landfill on site. Possible noise from events at Haughton Hall(?)
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment although not much room to provide separation. Con land remediation may be available. Suggest stay away from western tip of the site.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion (Residential):	Poor
Sustainability Appraisal Conclusion (Employment):	Poor

Strategic Considerations:	<p>This larger, gently sloping greenfield site is situated to the west of Shifnal adjoining the A464 Priorslee Road (south) and Haughton Lane (east). The land is located within the Green Belt with a high harm caused by its release where the primary objectives are to protect the setting of the town and the separation from Telford, more than encroachment into the countryside. Accessibility to Haughton Lane would provide an appropriate highway access subject to detailed assessment of further highway improvements at the Five Ways roundabout and Priorslee Road. The site adjoins the edge of the built form of the town which influences its landscape sensitivity to medium and despite its open aspect, forms part of a parcel with medium visual sensitivity. The site has little flood risk (Flood Zone 1) and a nominal surface water flood risk in severe conditions. The site would require an Ecological Assessment, Arboricultural Assessment and Botanical Survey. The presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network. The presence of any priority habitat may reduce the developable area to permit the restoration and enhancement of the habitat. The site has significant tree and woodland cover recognised through Tree Protection Orders requiring detailed assessment of the value of the site. The site lies in / close to Haughton Village Conservation Area and in the setting of listed and non-designated heritage assets requiring a detailed Heritage Assessment. The site has a Poor sustainability rating due to the distance from Shifnal's facilities and the environmental values of the site. The site lies in a Source Protection Zone encompassing Shifnal town.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>

Potential for Windfall?	No
Potential for Allocation?	No

Recommendation	Remain as part of Green Belt
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Reasoning	<p>There are more preferable sites available within Shifnal which offer better opportunities to meet the needs of the community than this greenfield site in the open countryside that makes an important contribution to the Green Belt. These other sites have a better relationships to the built form of the settlement, offer greater opportunities for planning gain, have better access to the local highway network and may create more attractive gateways into the town. In contrast site P10 would extend the settlement well beyond its current built form and layout and would have significant impacts on the town's setting and its infrastructure particularly its highway network whilst potentially compromising the open character and environmental values of site P10. These reason would suggest that P10 should not be developed and the degree of harm from employment uses would be even greater than that likely to be caused by housing use.</p>
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If proposed for Allocation, Potential Capacity:	
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If proposed for Allocation Design Requirements:	
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Site Assessment - Stage 3

Site Reference:	P14
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs moderately against purpose 2; moderately against purpose 3; and weakly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel where the release of the land would have a moderate-high level of harm on the Green Belt due to the level of encroachment on countryside and the weakening of the role of adjoining areas with regard to purposes 2 and 3. No sub-parcels were identified which would have less harm.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Stanton Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Outside 30mph limit but this can be extended with traffic calming / gateway feature. Consideration should be given to a shared main road junction possibly roundabout with SHF018c.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. The collective impact of the developments off Stanton Road will have an unacceptable impact on Aston Street and Curriers Lane and associated junctions which are already at or close to capacity.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17
<i>Ecology Comments</i>	If priority habitats are present, development is not recommended.
<i>Significant Constraints:</i>	Developable area greatly reduced due to presence of ponds/woodland/Env. Network.

<i>Ecology Comments Other Constraints:</i>	<p>The site may contain priority woodland and grassland habitats - botanical survey required. If priority habitats are present then the site should not be developed.</p> <p>There are ponds on and in close proximity to the site. If GCNs are present in any of the ponds, a min. 50m buffer will be required. If GCNs aren't present, the ponds (priority habitat) and associated habitats should be retained and enhanced, with connectivity maintained, which will greatly reduce the developable area available.</p> <p>The site lies forms an Env. Network corridor.</p> <p>Requires Ecla and surveys for bats (trees, buildings and transects), GCNs (ponds within 500m), badgers, reptiles and nesting birds.</p>
<i>Ecology Comments Management of Constraints:</i>	If priority habitats are present, these areas should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Potential to increase the amount of POS available in Shifnal.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on setting of Grade II* listed Aston Hall (NHLE ref. 1308059) and cluster of associated Grade II LBs. Site includes a former 19th century brick field (HER PRN 07291), and otherwise of a large size, so has archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs, archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	large blocks of woodland to centre and south of site restrict developable space to fields to north and east of site
<i>Tree Comments Other Constraints:</i>	hedges and trees around site boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees.
<i>Tree Comments Opportunities:</i>	Ensure development stand-off from existing woodland and expand if possible, linking the woodland areas.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Commercial/industrial to the south. Road to the north. Potential con land from infilled ponds on site.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment although not much room to provide separation.
<i>Public Protection Comments Opportunities:</i>	Advise stay away from commercial/industrial to south leaving good distance to stop interference with the existing site. Con land remediation likely to be available.
Sustainability Appraisal Conclusion (Residential):	Not assessed
Sustainability Appraisal Conclusion (Employment):	Not assessed

Strategic Considerations:	<p>This larger, undulating greenfield site (14ha) is situated to the east of Shifnal adjoining Stanton Road (north) and Shifnal Industrial Estate (south). The land is located within the Green Belt with a moderate-high harm caused by its release however, Green Belt parcels to the north would have a higher impact on the remaining Green Belt land. Stanton Road would provide an appropriate highway access subject to the provision of a suitable junction, extension of the restricted speed zone (30mph) and traffic calming measures. However, development of SHF018b would need to restrict vehicle movements into Aston Street, Curriers Lane and highway junctions close to/exceeding their capacity. The site lies in the countryside which influences its landscape sensitivity to medium-high and despite its enclosed nature has medium-high visual sensitivity. The site has little flood risk (Flood Zone 1) and a nominal surface water flood risk in severe conditions. The site would require an Ecological Assessment, Arboricultural Assessment and Botanical Survey. The presence of protected or priority species would require appropriate conservation, retention, mitigation and enhancement to help sustain the site character and its function as part of the Environmental Network. The presence of any priority habitat may reduce the developable area to permit the restoration and enhancement of the habitat. The site has large blocks of woodland restricting development in the centre and south of the site. Possible impact on setting of Grade II* listed Aston Hall and cluster of associated Grade II Listed Buildings. The site also includes a former 19th century brick field and is large, so has archaeological potential. As such a Heritage Assessment will be required. The site would have limited accessibility to Shifnal's facilities to redress the environmental values of the site. The site lies in a Source Protection Zone encompassing Shifnal town.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>

Potential for Windfall?	No
Potential for Allocation?	No

Recommendation	Safeguard land for future development
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Reasoning	<p>A number of Green Belt sites when taken in combination may provide a strategic opportunity to meet the longer term development needs of Shifnal. Site P14 offers the potential to safeguard land to support the long term growth of a large scale, new employment area to the east of Shifnal. This potential employment area would have the benefit of access to Stanton Road and the potential to route commercial traffic away the town and towards the M54 at Junction 3 and the secondary route along the A41. The safeguarding of site P14 (with SHF018a), in proximity to existing and newly allocated employment activities around Stanton Road / Lamledge Lane has the capacity to support the employment needs of the town in combination with sites SHF108b and SHF18d.</p>
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If proposed for Allocation, Potential Capacity:	
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If proposed for Allocation Design Requirements:	
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Site Assessment - Stage 3

Site Reference:	P15a
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	5%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which has a moderate performance against each of purpose 2; purpose 3; and purpose 4. The Green Belt Review undertaken for Shropshire indicates that this Green Belt parcel, if released for development would also have a moderate-high level of harm on the Green Belt due to the level of encroachment on countryside and the weakening of the role of adjoining areas with regard to purpose 3. However, Site P15a has an identified sub-parcel which would have a moderate level of harm if released from the Green Belt.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Lamlidge La and Upton La
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	N. This site (540 homes) should not have highway (vehicular) access onto Lamlidge Lane or Upton Road unless major improvements can be delivered along the whole length of both lanes and this would require significant amount of third party land.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	15
<i>Ecology Comments Significant Constraints:</i>	Reduction in no. of houses due to presence of GCNs and Env/ Network/woodland. If priority habitats are present, development is not recommended.

<i>Ecology Comments Other Constraints:</i>	<p>The site forms an Env. Network corridor.</p> <p>The site may contain priority grassland habitat - botanical survey required. If priority habitats are present then the site should not be developed.</p> <p>This site looks like it contains some excellent quality GCN and reptile terrestrial habitat. There are GCN breeding ponds 100-150m from the boundary.</p> <p>Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.</p> <p>The woodland and hedgerows will need to be retained and appropriately buffered.</p>
<i>Ecology Comments Management of Constraints:</i>	If priority habitat, site should not be developed. If not priority habitat: protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat Opportunity to greatly increase habitat available and connectivity for GCNs.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes a widening of the railway cutting (HER PRN 29639) opposite the former Coalport China and Wire Works (HER PRN 07289). No other known archaeological interest but site is of a large size, so may have some archaeological potential
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	block of woodland and group of trees to northern edge of site and mature trees and hedges around and within site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and create 15m buffer with the existing and any future woodland
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Factory on site to the north east creating possible noise etc and possible contamination to the land. Rail to the north with industrial estate to the opposite side.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to the road. However, due to the nature of the industrial estate to the north significant stand off may be necessary.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion (Residential):	Poor
Sustainability Appraisal Conclusion (Employment):	Fair

Strategic Considerations:	<p>This larger, relatively flat greenfield site is situated on the south-eastern edge of Shifnal adjoining the railway line east of the town and opposite Shifnal Industrial estate. The site is served from the north by Lamledge Lane across a narrow road bridge over the railway and from the east by the country lane of Upton Lane. These two highways are not suitable to serve development on P15a unless improved along the entire length of the roadways serving the site. The site would therefore benefit from an alternative access such as might be achieved through the development of the entire area of the adjoining site SHF023. The site lies close to the built form of the town principally comprising the employment area of Shifnal Industrial Estate to the north across the rail line. The land area comprises a sub-parcel of Green Belt land considered for release with a moderate effect on its release on the remaining Green Belt land. The land has some evidence of use in connection with the railway which influences its landscape sensitivity (medium-low) but the land has an open aspect with a higher visual sensitivity (medium-high). The site has little known flood risk (Flood Zone 1) but a nominal surface water risk in severe conditions. The site requires Ecological Assessment, Arboricultural Assessment and a Botanical Survey. The presence of protected or priority species close to the site would require appropriate conservation, retention, mitigation and enhancement to sustain its function in the Environmental Network. The presence of priority habitat may also reduce the developable area to a degree. The site requires an archaeological assessment to explore the scale of the site including known historical railway excavations on the land. The site has mature tree and hedgerow boundaries and mature trees and woodland to the north which should be retained or any removal mitigated by compensatory planting. Proximity to the railway and Shifnal Industrial Estate indicates the potential for nuisances requiring a design solution in any development with a stand from any nuisance uses. The site has a Poor sustainability rating due to the relative isolation of the land in combination with the environmental values of the site. The site lies in a Source Protection Zone encompassing Shifnal town.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.

Potential for Windfall?	No
Potential for Allocation?	No

Recommendation	Remain as part of Green Belt
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Reasoning	<p>There are more preferable sites available within Shifnal which offer better opportunities to meet the needs of the community than this more isolated greenfield site in the open countryside. It is recognised that the site makes only a moderate contribution to the Green Belt but it is currently situated in a relatively inaccessible location along with northern portion of adjacent site SHF023. There other sites with better relationships to the built form of the settlement, offer greater opportunities for planning gain, have better access to the local highway network and may create more attractive gateways into the town. In contrast site P15a and the northern section of SHF023 would extend the settlement well beyond its current built form and layout. This land may become more accessible and suitable for development should the proposed development of land at SHF022 and SHF023(south) provide an access solution across the Revell's Rough woodland. This land is not suited to employment development despite the proximity to Shifnal Industrial Estate as the land lies in a relatively isolated location with very poor accessibility via the existing highway network, the close proximity to some existing and newly proposed housing development and the sensitivities to landscape (medium) and visual (high) impacts which are greater than for housing development.</p>
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If proposed for Allocation, Potential Capacity:	
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If proposed for Allocation Design Requirements:	
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Site Assessment - Stage 3

Site Reference:	P15b
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	FALSE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	6%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which has a moderate performance against each of purpose 2; purpose 3; and purpose 4. The Green Belt Review undertaken for Shropshire indicates that this Green Belt parcel, if released for development would have a moderate-high level of harm on the Green Belt due to the level of encroachment on countryside and the weakening of the role of adjoining areas with regard to purpose 3. However, SHF019 lies in an identified sub-parcel which would have a lower moderate level of harm if released from the Green Belt.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Western Portion: Onto Park Lane. Eastern Portion: Onto A464
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	N
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Western Portion: N. Unless access can be gain access to A464 via SH015 and/or SHF019. Eastern Portion: Y. Outside 30mph limit but this can be extended but will need traffic calming / gateway feature. Consideration should be given to a shared main road junction with other sites off the A464.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	Western Portion: 16 Eastern Portion: 18
<i>Ecology Comments Significant Constraints:</i>	Reduction in no. of houses due to presence of GCNs.

<i>Ecology Comments Other Constraints:</i>	<p>There is a pond on the site in which GCNs are likely to be present. There is a GCN breeding pond adjacent to the north-east boundary. A buffer of at least 50m around the ponds are likely to be required, but this may be higher given the number of known GCN breeding ponds in the area.</p> <p>Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.</p>
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	<p>Potential to increase the amount of POS available in Shifnal.</p> <p>Opportunity to greatly increase habitat available and connectivity for GCNs.</p>
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Probable impact on setting of Grade II listed house known as The Terrace (NHLE ref. 1053636). Site also includes a former brickworks (HER PRN 01825). Large size of site also suggests it may have other archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs, archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedges, mature trees and groups of trees within and around site. Unnatural block of plantation in centre of south-eastern part of site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover and use good site layout and design to ensure significant trees are successfully incorporated into and add value to the development. Opportunity to create larger area of publically accessible woodland, extending and reshaping existing block of woodland
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the north and southwest of the site creating a noise source. Possible contamination to north west of site from past land use.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and Contamination likely to be able to be remediated. Orientation of dwellings to the road.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion (Residential):	Poor
Sustainability Appraisal Conclusion (Employment):	Poor

Strategic Considerations:	<p>This split greenfield site (18ha) is situated to the south-east of Shifnal adjoining the A464 Wolverhampton Road but the main part of the site is poorly related to the built form of the town. However, the smaller parcel located to the west on Park Lane offers the potential to conduct an access road to the A464 from other parcels to the west to reduce traffic impacts on the constrained Park Lane. The land is located within the Green Belt with a moderate-high harm caused by its release. However, the eastern parcel may have a lower moderate harm due to its relative position adjacent to the ridgeline south of the site. The western site adjoins the built form of the town with a lower landscape sensitivity (medium-low) but the land retains a higher visual sensitivity (medium-high). The site has no known flood risk (Flood Zone 1). The site requires some Ecological Assessment and an Arboricultural Assessment. The presence of protected or priority species within or close to the site would require appropriate conservation, retention, mitigation and enhancement to sustain the site character and its function in the Environmental Network. The site has mature tree and hedgerow cover within and around the site which should be retained or any removal mitigated by compensatory planting. Possible impact on Grade II listed building. The site also includes a former brickworks and due to its large size has archaeological potential. As such a Heritage Assessment will be required. Proximity to the A464 indicates a potential noise nuisance requiring a design solution in any development. The site has a Poor sustainability rating for the eastern parcel due to the distance from Shifnal's facilities and the environmental values of the site, the western parcel might be considered more sustainable. The site lies in a Source Protection Zone encompassing Shifnal town</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>

Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	<p>Land comprises two separate parcels: safeguard south-west parcel for future development and protect eastern parcel as part of Green Belt</p>
Reasoning	<p>The main part of P15b located to the east and comprises a greenfield site in the open countryside that makes an important contribution to the Green Belt. In relation to this land parcel, there are more preferable sites available within Shifnal which offer better opportunities to meet the needs of the community.</p> <p>The marginal part of P15b located to the west, has potential with SHF019 to provide an access to the A464 (south) from Park Lane to contribute to a large scale housing development with sites P16 and SHF017 (excluding P17b). This would create a continuous link road between the two principal highways at A4169 and A464 to remove any traffic burden on the country road at Park Lane, related highway improvements at Five Ways and Innage Road, provision of a range of housing opportunities to meet local needs and to improve the provision of community facilities and commercial services for existing and new residents of the town. These land parcel may accommodate employment development within the broad range of land parcels that may be released to the south and west of the town. However, it is recommended that the release of sites SHF018b and SHF018d will meet the longer term needs for employment in the town and so, employment is not currently recommended as an option in relation to this group of sites.</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3

Site Reference:	P16
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	5%
<i>Percentage of site in Flood Zone 2:</i>	6%
<i>Percentage of site in Flood Zone 1:</i>	94%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	2%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	7%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	1%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	31%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	5%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which has a moderate performance against each of purpose 2; purpose 3; and purpose 4. The Green Belt Review undertaken for Shropshire indicates that this Green Belt parcel, if released for development would have a moderate-high level of harm on the Green Belt due to the level of encroachment on countryside and the weakening of the role of adjoining areas with regard to purpose 3. No sub-parcels were identified which would have less harm.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low and Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High and Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium and Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High and Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Park Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the site can fund improvements to Park Lane along the frontage for vehicles and pedestrians with land from the site, including extension of existing speed limit.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. Park Lane to the north of the site is narrow with substandard footways and the site could not delivery necessary improvements without third party land.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	14
<i>Ecology Comments Significant Constraints:</i>	Reduction in no. of houses due to presence of GCNs and Env. Network.

<i>Ecology Comments</i> <i>Other Constraints:</i>	<p>Wesley Brook runs through the western section of the site - this and its associated riparian habitat forms an Env. Network corridor. An appropriately sized buffer will be required from the Env. Network with no development within. This could be POS. There is a GCN breeding pond on the site. A buffer of at least 50m around the pond will be required, but given the number of known GCN breeding ponds in the area, a greater amount of mitigation land is likely to be required.</p> <p>There are white-clawed crayfish records in the brook.</p> <p>Requires botanical survey, ECLA and surveys for bats (trees, buildings and transects), GCNs (ponds within 500m), badgers, reptiles, otters, water voles, white-clawed crayfish, invertebrates and nesting birds.</p> <p>A PROW runs through the site.</p>
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	Potential to increase the amount of POS available in Shifnal.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Possible impact on cluster of Grade II listed buildings at Shifnal Manor. Site includes non-designated historic buildings at Lodgehill Farm. No known archaeological interest but very large size suggest it may have archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (Impact on settings of LBs; Level 2 Historic Buildings Assessment; archaeological desk based assessment + evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	hedgerows and isolated trees within and around site boundaries. Area of woodland at western end of site
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments</i> <i>Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Seek to link to / expand offsite woodland to the west
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Road noise to east. Possible con land.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment although not much room to provide separation. Con land remediation may be available.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<i>Sustainability Appraisal Conclusion (Residential):</i>	Fair
<i>Sustainability Appraisal Conclusion (Employment):</i>	Fair

Strategic Considerations:	<p>This large, undulating greenfield site is situated to the south of Shifnal adjoining SHF017 and Park Lane which is severely constrained by current traffic usage. The land is located within the Green Belt with a moderate-high harm caused by its release however, of the parcels considered in the Green Belt Review the release of P16 has a lower impact on the remaining Green Belt land. Accessibility to the land from the west via SHF017 from the B4169 would be acceptable but an alternative eastern link would be required to intersect Park Lane. The site partly adjoins the built form of the town which influences its landscape sensitivity to medium-low however the land remains visible in the wider landscape with medium-high visual sensitivities. The site has little flood risk (Flood Zone 1) except for the corridor of the Wesley Brook and has a nominal surface water flood risk in severe conditions however, the topography may expose the land to inundation which requires a detailed flood risk assessment. The site requires Ecological Assessment, Arboricultural Assessment and a Botanical Survey. The presence of protected or priority species close to the site would require appropriate conservation, retention, mitigation and enhancement to sustain its function in the Environmental Network. The presence of priority habitat may also reduce the developable area of the land. The site has woodland at its western end which should be retained or any removal mitigated by compensatory planting. The site lies in the setting of listed buildings (Grade II) requiring a Heritage Assessment including archaeological assessment. Proximity to the A464 indicates a potential noise nuisance requiring a design solution in any development. The site has a Fair sustainability rating due to the accessibility to many of Shifnal's facilities which mitigates for potential effects on the environmental values of the site. The site lies in a Source Protection Zone encompassing Shifnal town.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>

Potential for Windfall?	No
Potential for Allocation?	No

Recommendation	Safeguard land for future development
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Reasoning	<p>A number of Green Belt sites when taken in combination may provide a strategic opportunity to meet the longer term development needs of Shifnal. Site P16 has the potential to provide an access from SHF017 to the A464 (south) and contribute to a large scale housing development with sites SHF015b(west), SHF019. This would create a continuous link road between the two principal highways at A4169 and A464 and remove any traffic burden on the country road at Park Lane. P16 has the benefit of having medium to medium-low landscape sensitivity but this has to be balanced with the medium to medium-high visual sensitivity and moderate-high harm to the Green Belt from its release for development. This balance relates to the potential benefits of delivering a new strategic link from the A4169 to the A464(south) in combination with sites SHF017, SHF15b(west) and SHF019, related highway improvements at Five Ways and Innage Road, provision of a range of housing opportunities to meet local needs and to improve the provision of community facilities and commercial services for existing and new residents of the town. The provision of a strategic highway junction to the A4169 is also considered to present the opportunity to develop site P17b north of Bridgnorth Road in combination with site P17a (Priorslee Road) north of the rail line however, releasing these land parcels would cause high harm to the Green Belt. This will further contribute to the long term provision of new housing and create the opportunity for a one way gyratory system via the railway under-pass between these two land parcels and using the separate under-pass on Innage Road. These land parcel may accommodate employment development within the broad range of land parcels that may be released to the south and west of the town. However, it is recommended that the release of sites SHF018b and SHF018d will meet the longer term needs for employment in the town and so, employment is not currently recommended as an option in relation to this group of sites.</p>
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If proposed for Allocation, Potential Capacity:	
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If proposed for Allocation Design Requirements:	<p>Land safeguarded for new housing, commercial and community services and facilities, providing a new strategic highway link from the A464 (south) to the A464 (west) intersecting Park Lane, the B4169 and the rail line between parcels P17b (SHF017 north) and P71a, with related highway improvements at Five Ways and Innage Road, creating a one way gyratory system via the rail line underpasses at Innage Road and between parcels P17b (SHF017 north) and P71a</p>
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Site Assessment - Stage 3

Site Reference:	P17a
<i>Coal Authority Reference Area?</i>	TRUE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	1%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	2%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs strongly against purpose 2; moderately against purpose 3; and strongly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel where the release for development would have a high level of harm on the Green Belt due to the weakening of the role of adjoining areas with regard to purpose 2 to separate adjoining towns and the level of encroachment on the setting of the town under purpose 4. No sub-parcels were identified which would have less harm.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Priorslee Road
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes that the site would fund any necessary improvements along Priorslee Road, including speed limits and footways.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Scale of developed may require a review of several major junctions, including M54 junction 4 and the Priorslee Road / Victoria Road / Shrewsbury Road roundabout and any necessary improvements funded.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments</i> <i>Other Constraints:</i>	The northern boundary forms an Env. Network corridor. This should be enhanced. Requires Ecla and surveys for bats (trees, buildings and transects), GCNs (ponds within 500m), badgers and nesting birds. There are TPOs in the site boundaries. A PROW runs along the western boundary.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	Potential to increase the amount of POS available in Shifnal.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Potential impacts on setting of Grade II* listed Houghton Hall associated non-designated parkland (HER PRN 07526). Site includes cluster of non-designated historic buildings at Houghton Farm. Very large size and numerous metal detectorist finds suggests it has archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (Impact on setting of LBs and non-designated parkland; Level 2 Historic Buildings Assessment; archaeological DBA + field evaluation).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	TPO to line of trees at north-east corner of site
<i>Tree Comments</i> <i>Other Constraints:</i>	hedgerows and groups of trees within and around site., notably around cricket pitch and cemetery / allotments
<i>Tree Comments</i> <i>Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments</i> <i>Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Seek to link to / expand linear woodland along railway embankment
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Rail noise to south, road noise to north.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment although not much room to provide separation.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
<i>Sustainability Appraisal Conclusion (Residential):</i>	Fair
<i>Sustainability Appraisal Conclusion (Employment):</i>	Fair

Strategic Considerations:	<p>This smaller, gently sloping greenfield site is situated to the west of Shifnal between the A464 Priorslee Road and the railway embankment and comprises a field that previously included the existing cemetery extension and allotments. The land is located within the Green Belt with a high harm caused by its release where the primary objectives are to protect the setting of the town and the separation from Telford, more than encroachment into the countryside. Accessibility to the A464 would provide an appropriate highway access subject to detailed assessment of further highway improvements at M54 J4, Five Ways roundabout and Priorslee Road including the provision of additional footways. The site adjoins the complementary developments on the edge of the built form of the town which influences its landscape sensitivity to medium and despite its open aspect, forms part of a parcel with medium visual sensitivity. The site has little flood risk (Flood Zone 1) and a nominal surface water flood risk in severe conditions. The site requires some Ecological Assessment and an Arboricultural Assessment. The presence of protected or priority species within or close to the site would require appropriate conservation, retention, mitigation and enhancement to sustain the site character and its function in the Environmental Network. The site has mature trees, hedgerows and tree lines especially around the cricket club and cemetery which should be retained where possible. The site lies in the setting of listed and non-designated heritage assets and require a Heritage Assessment including an archaeological assessment due to the scale of the site. Proximity to the A464 and railway indicate potential noise nuisance within any development, requiring a design solution. The site has a Fair sustainability rating due to the accessibility to many of Shifnal's facilities which mitigates for potential effects on the environmental values of the site. The site lies in a Source Protection Zone encompassing Shifnal town.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>

Potential for Windfall?	No
Potential for Allocation?	No

Recommendation	Safeguard land for future development
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Reasoning	<p>A number of Green Belt sites when taken in combination may provide a strategic opportunity to meet the longer term development needs of Shifnal. Site P17a offers the potential to be developed in combination with site P17b to provide access from P17a to the A464 Priorslee Road. This development might further contribute to the large scale housing development on sites SHF017, SHF015b(west) and SHF019 in areas of medium landscape and visual sensitivity. These objectives must be balanced with the high harm to the Green Belt from releasing P17a (and P17b) for development. The release of P17a is considered to be justified in order to support a new strategic link from the A4169 to the A464(north), to provide related highway improvements at Five Ways and Innage Road and a range of housing opportunities to meet local needs. The release of P17a in combination with P17b to the north of Bridgnorth Road will create the opportunity for a one way gyratory system via the railway under-pass between these two land parcels and using the separate under-pass on Innage Road. These land parcel may accommodate employment development within the broad range of land parcels that may be released to the south and west of the town. However, it is recommended that the release of sites SHF018b and SHF018d will meet the longer term needs for employment in the town and so, employment is not currently recommended as an option in relation to this group of sites.</p>
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If proposed for Allocation, Potential Capacity:	
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If proposed for Allocation Design Requirements:	<p>Land safeguarded for new housing, commercial and community services and facilities, providing a new strategic highway link from the A464 (south) to the A464 (west) intersecting Park Lane, the B4169 and the rail line between parcels P17b (SHF017 north) and P71a, with related highway improvements at Five Ways and Innage Road, creating a one way gyratory system via the rail line underpasses at Innage Road and between parcels P17b (SHF017 north) and P71a</p>
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Site Assessment - Stage 3

Site Reference:	P17b
<i>Coal Authority Reference Area?</i>	FALSE
<i>Mineral Safeguarding Area?</i>	TRUE
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	100%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	0%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	0%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	0%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site identified on the national reservoir inundation mapping:</i>	0%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations: (from the GB Assessment/Review)</i>	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs strongly against purpose 2; moderately against purpose 3; and strongly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel where the release for development would have a high level of harm on the Green Belt due to the weakening of the role of adjoining areas with regard to purpose 2 to separate adjoining towns and the level of encroachment on the setting of the town under purpose 4. No sub-parcels were identified which would have less harm.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	Y
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Shaw Lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Y
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Assumes the development funds improvements to Shaw Lane along the frontage, including widening, introduction of speed limit and footways.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Subject the development securing improvements along Shaw Lane from the south east corner of the site to the A4169 junction, including speed limit and footways and a speed limit extension on the A4169 and an assessment of the impact on Innage Rd and Church St and associated junctions and delivery of any necessary improvements.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	16
<i>Ecology Comments Significant Constraints:</i>	None

<i>Ecology Comments Other Constraints:</i>	<p>There are ponds in close proximity to the western boundary. If GCNs are present in these ponds, a min. 50m buffer will be required.</p> <p>The southern boundary forms an Env. Network corridor. This should be enhanced.</p> <p>Requires Ecla and surveys for bats (trees, buildings and transects), GCNs (ponds within 500m), badgers and nesting birds.</p> <p>A PROW runs along the western boundary.</p>
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines and protect adjacent priority habitats. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Potential to increase the amount of POS available in Shifnal.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on setting of Grade II* listed Haughton Hall associated non-designated parkland (HER PRN 07526). Site includes possible deserted medieval settlement (HER PRN 03342) and large size suggests it may otherwise have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Impact on setting of LBs and non-designated parkland; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedgerows and scattered trees around and within site. Belts of trees adjacent northern boundary and woodland with pools adjacent the west.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Seek to link to / expand belt of trees along railway embankment to north and woodland to the west.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Rail to the north. Agricultural to the northwest.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise through separation distances, orientation and room layout as well as glazing and boundary treatment although not much room to provide separation.
<i>Public Protection Comments Opportunities:</i>	
Sustainability Appraisal Conclusion (Residential):	Fair
Sustainability Appraisal Conclusion (Employment):	Fair

Strategic Considerations:	<p>This smaller, gently sloping greenfield site (part of SHF017 at 36ha) is situated to the west of Shifnal north of the A4169 (Bridgnorth Road) and adjoining the railway embankment. The land is located within the Green Belt with a high harm caused by its release. However, the release of SHF017 (excluding P17b) has a lower impact on the remaining Green Belt land. Accessibility to the B4169 would provide an appropriate highway access subject to the provision of a suitable junction possibly from the release of SHF017, extension of the restricted speed zone (30mph) and an assessment of the impacts on Innage Road and Church Street. The site adjoins the built form of the town with an open boundary in need of strengthening. The varying topography influences its landscape sensitivity to medium and despite its open aspect, forms part of a parcel with medium visual sensitivity. The site has no flood risk (Flood Zone 1) and no surface water flood risk. The site requires some Ecological Assessment and an Arboricultural Assessment. The presence of protected or priority species within or close to the site would require appropriate conservation, retention, mitigation and enhancement to sustain the site character and its function in the Environmental Network. The site has significant woodland around the railway and cover should be retained where possible. The site lies close to the Shifnal Conservation area and may require a Heritage Assessment including an archaeological assessment of the history of the site. Proximity to the A4169 and railway indicate potential noise nuisance within any development, requiring a design solution. The site has a Fair sustainability rating due to the accessibility to many of Shifnal's facilities which mitigates for potential effects on the environmental values of the site. The site lies in a Source Protection Zone encompassing Shifnal town.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>

Potential for Windfall?	No
Potential for Allocation?	No

Recommendation	Safeguard land for future development
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Reasoning	<p>A number of Green Belt sites when taken in combination may provide a strategic opportunity to meet the longer term development needs of Shifnal. Site P17b offers the potential to be developed in combination with site P17a to provide access to the A464 Priorslee Road. This development might further contribute to the large scale housing development on sites SHF017, SHF015b(west) and SHF019 in areas of medium landscape and visual sensitivity. These objectives must be balanced with the high harm to the Green Belt from releasing P17b (and P17a) for development. The release of P17b is considered to be justified in order to support a new strategic link from the A4169 to the A464(north), to provide related highway improvements at Five Ways and Innage Road and a range of housing opportunities to meet local needs. The release of P17b in combination with P17a (Priorslee Road) will create the opportunity for a one way gyratory system via the railway under-pass between these two land parcels and using the separate under-pass on Innage Road. These land parcel may accommodate employment development within the broad range of land parcels that may be released to the south and west of the town. However, it is recommended that the release of sites SHF018b and SHF018d will meet the longer term needs for employment in the town and so, employment is not currently recommended as an option in relation to this group of sites.</p>
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If proposed for Allocation, Potential Capacity:	
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If proposed for Allocation Design Requirements:	<p>Land safeguarded for new housing, commercial and community services and facilities, providing a new strategic highway link from the A464 (south) to the A464 (west) intersecting Park Lane, the B4169 and the rail line between parcels P17b (SHF017 north) and P71a, with related highway improvements at Five Ways and Innage Road, creating a one way gyratory system via the rail line underpasses at Innage Road and between parcels P17b (SHF017 north) and P71a</p>
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